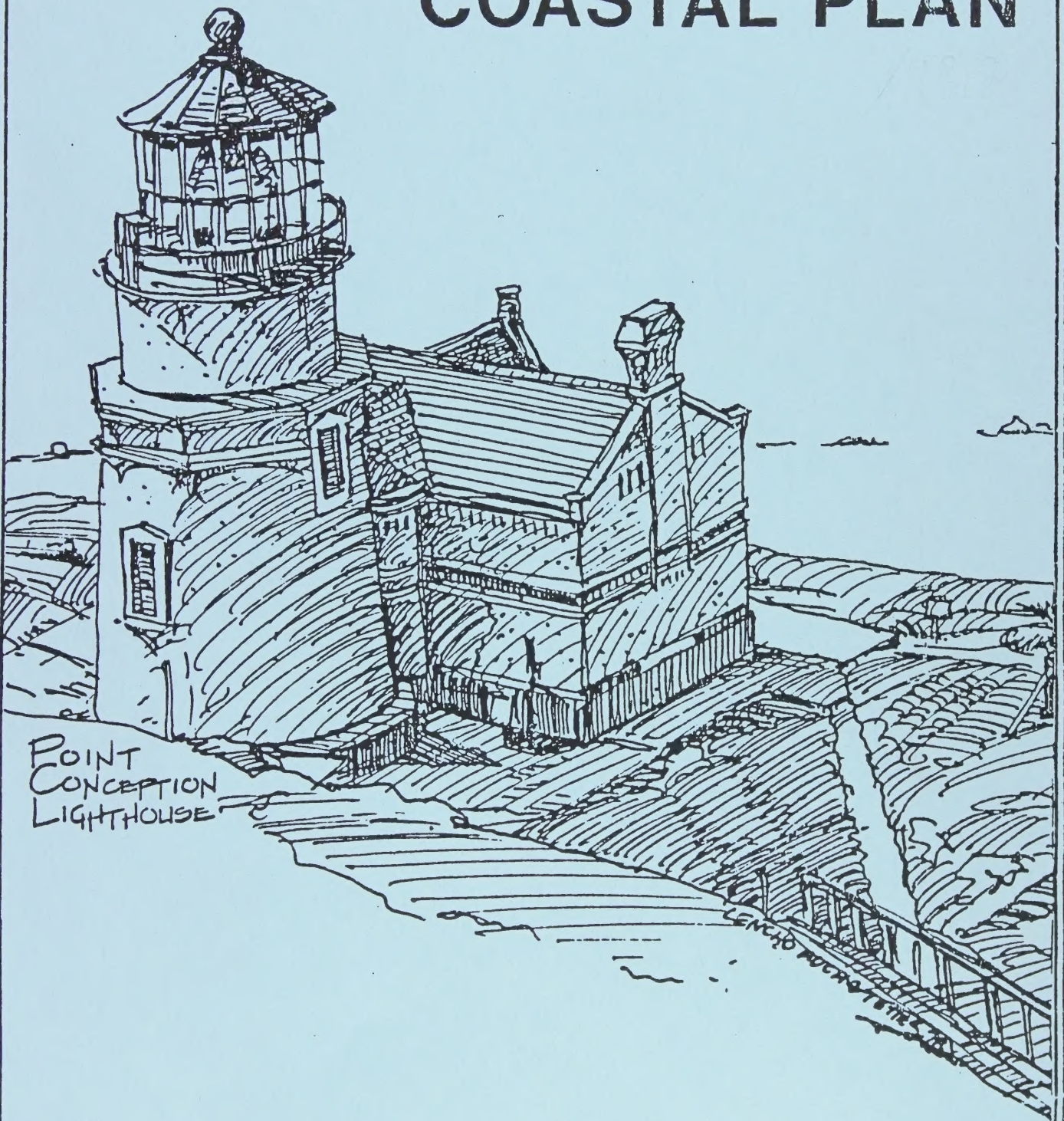


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SANTA BARBARA COUNTY COASTAL PLAN

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CONCEPTION
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SANTA BARBARA COUNTY

COASTAL PLAN

JANUARY 1982

(Contains text amendments through October 1994
and updated pages done June 1995)

Approved by the Board of Supervisors

January 1980

Partially Certified by the State Coastal Commission

March 1981

This plan was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972.

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THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

LECTURE NOTES

ON THE CHEMISTRY OF THE CARBON ATOM
IN THE SOLID STATE

COUNTY OF SANTA BARBARA

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Robert E. Kallman, Second District
William B. Wallace, Third District
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ACKNOWLEDGEMENTS

We wish to extend our grateful appreciation to the many individuals and organizations who contributed their time and expertise to the development of this plan.

MEMORANDUM

TO :

FROM :

SUBJECT :

DATE :

1. The purpose of this memorandum is to provide information regarding the proposed changes to the existing policy on the use of company vehicles for personal use.

2. The proposed changes are as follows:

a. The use of company vehicles for personal use will be limited to the following:

i. Commuting to and from work.

ii. Errands on the way to or from work.

iii. Short trips to the bank or post office.

iv. Short trips to the grocery store.

v. Short trips to the dry cleaner.

vi. Short trips to the doctor's office.

vii. Short trips to the vet.

viii. Short trips to the dentist.

ix. Short trips to the hair salon.

x. Short trips to the gym.

xi. Short trips to the library.

xii. Short trips to the community center.

xiii. Short trips to the park.

xiv. Short trips to the beach.

xv. Short trips to the lake.

xvi. Short trips to the mountains.

xvii. Short trips to the desert.

xviii. Short trips to the coast.

xix. Short trips to the city.

xx. Short trips to the country.

xxi. Short trips to the state capital.

xxii. Short trips to the state legislature.

xxiii. Short trips to the state supreme court.

xxiv. Short trips to the state senate.

xxv. Short trips to the state assembly.

xxvi. Short trips to the state house of representatives.

xxvii. Short trips to the state governor's office.

xxviii. Short trips to the state department of transportation.

xxix. Short trips to the state department of education.

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Appendix G - Montecito Community Plan	Published separately
Appendix H - Goleta Community Plan	Published separately

HISTORICAL NOTE REGARDING PLAN ADOPTION AND CERTIFICATION

The Santa Barbara County Coastal Plan was originally adopted by the Board of Supervisors on January 7, 1980 (Resolution 80-12). Subsequently, the plan was submitted to the South Central Regional Coastal Commission and the California Coastal Commission for review and certification. During the course of the state hearings, the Board of Supervisors approved several amendments to the plan. These amendments are incorporated into this document. The Santa Barbara County Coastal Plan was partially certified by the Coastal Commission on March 17, 1981. Three issues then refused certification were as follows:

- 1) The east urban/rural boundary in Summerland and the land use designation between Greenwell Avenue and the more easterly County proposed urban/rural boundary;
- 2) The west urban/rural boundary in Goleta and the land use designation for the Haskell's Beach property; and
- 3) The Channel Islands and Policy 8-9 pertaining to clustered residential development on the Islands.

The first two of these subsequently were resolved by Board-approved and Commission-certified amendments to this Plan. The last has not been resolved directly, but its possible significance has been greatly diminished through the establishment of Channel Islands National Park.

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CHAPTER 1: THE COASTAL ACT

1.1 HISTORY

Historically, land use in the California coastal zone has been regulated by local governments under the provisions of State Planning and Zoning Law. This enabling legislation mandates local governments to prepare general plans and zoning to ensure orderly physical growth and development within their jurisdictions as well as the protection of public health, safety, and welfare.

Traditional local control over regulation of land use in the coastal zone was substantially modified with the passage of the California Coastal Zone Conservation Act (Proposition 20) by the voters of California on November 7, 1972. The forces leading to the passage of this landmark initiative were complex. The key factor, however, was the visible deterioration of the coastal environment due to increasing development pressures from a growing population. Under Proposition 20, the California Coastal Zone Conservation Commission and six Regional Coastal Commissions were created and given a dual mandate of preparing a statewide "comprehensive enforceable plan for the orderly, long-range conservation and management of the coast" and regulating development while this plan was being prepared. From 1973 to 1975, the Coastal Commissions, both regional and State, held literally hundreds of hearings on the evolving plan. The California Coastal Plan was submitted to the legislature on December 1, 1975. During the 1976 legislative session, several coastal bills were introduced, all modifying to some extent the Coastal Plan. By the summer of 1976, SB 1277, the California Coastal Act emerged from both houses as the basis of California's Coastal Zone Management Program. SB 1277 was amended by a trailer bill, AB 2948, which was itself amended by AB 400. On January 1, 1977, the Coastal Act and other legislation came into effect, establishing a permanent coastal management program for California. Since 1977, the original Coastal Act has been amended several times by the Legislature.

1.2 GOALS, PRIORITIES, AND POLICIES

In enacting the Coastal Act, the legislature established the following goals for future activity in the coastal zone:

- (a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The heart of the Coastal Act is found in Chapter 3, the Coastal Resources Planning and Management Policies. These policies constitute the standards that local plans must meet in order to be certified by the State as well as the yardstick for evaluating proposed developments within the coastal zone. Topics covered by coastal policies include: beach access, recreation, marine environment, environmentally sensitive habitat areas, agriculture, visual resources, and coastal dependent energy and industrial development. In essence, these policies are the rules for future growth and development in the coastal zone.

The Act also attempts to establish a framework for resolving conflicts among competing uses for limited coastal lands. The policies which spell out priority uses constitute this framework. The Coastal Act places as its highest priority the preservation and protection of natural resources including environmentally sensitive habitat areas (i.e., wetlands, dunes), and prime agricultural lands. In the case of habitat areas, only uses dependent on these resources are allowed within such areas. For agricultural land, the intent of the Act is to keep the maximum amount of prime land in production. On lands not suited for agricultural use, coastal dependent development (i.e., development that requires a site on or adjacent to the sea to be able to function at all) has the highest priority. Public recreational uses have priority on coastal sites which are not habitat areas and not needed for coastal dependent uses. For sites that are not reserved for habitat preservation, agriculture, coastal dependent uses, or public recreation, private development is permitted. However, visitor-serving commercial recreation has priority over private residential, general industrial and general commercial development. These priorities must be reflected in the land use plans prepared by local governments.

1.3 IMPLEMENTATION

Each of the 15 counties and 53 cities along the California coast is required by the Coastal Act to prepare a Local Coastal Program (LCP). The LCP consists of "a local government's land use plans, zoning ordinances, zoning district maps, and implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of (the Coastal Act) at the local level." (30108.6) The land use plan means the "relevant portions of a local government's general plan, or local coastal element, which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions." (30108.5) The zoning ordinances and district maps are the legal tools for implementing the land use plan. The Coastal Act also requires each LCP to "contain a specific public access component to assure that maximum access to the coast and public recreation areas is provided." (30500(a)) In addition, the local land use plans are required to consider uses of more than local importance. (30501(c)) As noted in the LCP Regulations,* such uses generally include: (1) state and federal parks and recreation areas and other recreational facilities of regional or statewide significance; (2) military and national defense installations; (3) major energy facilities; (4) state and federal highways and other transportation facilities (e.g., railroads and airports) or public works facilities (e.g., water supply or sewer systems) serving larger-than-local needs; (5) general cargo ports and commercial fishing facilities; (6) state colleges and universities; and (7) uses of larger-than-local importance, such as coastal agriculture, fisheries, wildlife habitats, or uses that maximize public access to the coast, such as accessways, visitor-serving developments, as generally referenced in the findings, declarations, and policies of the California Coastal Act of 1976.

The land use plans and zoning, after receiving local review and approval, are submitted to the Regional and State Coastal Commissions. The Commissions must make the finding that the land use plan is consistent with the policies of Chapter 3 of the Act. The zoning and implementing ordinances are then reviewed to determine conformance with the approved land use plan.

After certification of the land use plan and zoning components of the LCP, the review authority for new development within the coastal zone, which is now vested in the Coastal Commission, is returned to local government. The local government, in issuing coastal development permits after certification, must make the finding that the development is in conformity with the approved LCP. Any amendments to a certified LCP will have to be approved by the State Coastal Commission.

*LCP Regulations, adopted by the Coastal Commission on May 17, 1977.

After certification of the LCP's, the State Coastal Commission continues to exercise permit jurisdiction over certain kinds of development (i.e., development in the State Tidelands), and continues to hear appeals and review amendments to certified LCP's. Only certain kinds of developments can be appealed after a local government's LCP has been certified; these include:

- (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- (2) Developments approved by the local government not included within paragraph (1) of this subdivision located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.
- (3) Development approved by the local government not included within paragraph (1) or (2) of this subdivision located in a sensitive coastal resource area if the allegation on appeal is that the development is not in conformity with the implementing actions of the certified local coastal program.
- (4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with §30500).
- (5) Any development which constitutes a major public works project or a major energy facility.

The State Commission is also required to review periodically the progress of local governments in carrying out the Coastal Act. This review is to occur at least once every five years.

CHAPTER 2: THE LOCAL COASTAL PROGRAM (LCP)

2.1 THE COASTAL ZONE IN SANTA BARBARA COUNTY

On the mainland, the coastal zone in Santa Barbara County spans 110 miles of coastline and includes approximately 184 square miles.* In addition, the offshore islands of Santa Cruz and Santa Rosa are entirely within coastal jurisdiction. While the coastal zone boundary line generally extends inland only 1,000 yards, the Santa Barbara coastal zone extends further inland in several areas because of important habitat, recreational, and agricultural resources. These areas include the lands surrounding Guadalupe Dunes and Point Conception, and most of Carpinteria Valley.

The coastal zone of Santa Barbara County is world-renowned for its beauty and diversity. The South Coast is characterized by sandy beaches, bluffs, and coastal terraces. Urban development and agriculture have nestled along the narrow coastal shelf against the spectacular backdrop of the Santa Ynez Mountains. The coastline from Point Conception north to the Santa Maria River is rugged and rural, consisting of rolling hills, mountains, rocky headlands, steep bluffs, and extensive sand dunes between Mussel Point and the Santa Maria River.

The Santa Barbara County coastal zone, like so many other areas in California, has a history of controversy over its use and development. Many projects have been proposed for the coastal zone in recent years; some have been implemented and others have failed to obtain necessary public support. While Santa Barbara County has managed to maintain extensive areas of undeveloped coastline, it is clear that adopted plans and policies are not adequate to ensure wise management, development, and conservation of its coastline in the future. Stronger policies and appropriate land use designations will be required to ensure protection of Santa Barbara County's outstanding scenic values and diverse habitat resources, preservation of prime agricultural lands, and provision of maximum opportunities for recreational use of its beaches while allowing for orderly growth and development.

*Vandenberg Air Force Base, which is located in the County's coastal zone, is not subject to local land use controls.

2.2 THE LCP PLANNING PROCESS

The land use plan has evolved in several phases. The first phase, January to June 1977, concentrated on developing a framework for involving the public and affected agencies in the planning process, preparing a sound data base for land use decisions related to recreation, access, and environmentally sensitive habitats, and included a preliminary study of greenhouses and agriculture in the Carpinteria Valley.

The second phase, July 1977 to November 1978, involved actual preparation of the land use plan. Staff effort during these 16 months was concentrated on Santa Barbara County's critical coastal planning issues: agriculture, environmentally sensitive habitats, energy development, shoreline access, and recreation. Draft reports, which are on file at the Resource Management Department, were produced for all of the critical issues. Much of the background information in these draft reports has not been repeated in the land use plan.

During the second phase of the program, extensive opportunities for public involvement in the development of the land use plan were provided. For example, special public workshops were held to discuss habitat areas, recreation, access, and energy issues. A four-session Coastal Planning Series was conducted in the spring of 1978, sponsored by the Continuing Education Division of Santa Barbara Community College. The series provided an orientation session on requirements of land use planning under the Coastal Act, established the critical coastal issues, and included presentations on agriculture in the Carpinteria Valley, coastal recreation and access, energy development and habitats. Early in the land use planning process, an Agricultural Advisory Committee was formed to assist staff in studying the complex nature of agriculture in the Carpinteria Valley. The committee met numerous times to critique LCP draft reports. Finally, the County's General Plan Advisory Committees have played an important role in the development of the land use plan. The committees' land use recommendations contributed significantly to LCP staff decisions on appropriate land uses in the coastal zone.

The pre-hearing draft of the land use plan was released in November 1978; the third phase involved public review of that draft. Approximately 35 public meetings and workshops were held during a 4-month period from November 1978 to February 1979. Many of the comments and suggestions that were received during the informal public review period were incorporated into the hearing draft of the plan, which was released in May 1979.

Following the release of the hearing draft of the plan, joint public hearings were held by the Planning Commission and Board of Supervisors to receive public testimony on the plan. The Planning Commission completed their action on the plan in September and forwarded their recommendations to the Board. Additional public hearings were held by the Board of Supervisors prior to their final action on the plan.

The Coastal Plan was adopted by the Board of Supervisors in January 1980, and subsequently submitted to the South Central Coastal Regional Commission. After action by the Regional Commission, the Plan was submitted to the State Coastal Commission. Certification of the plan was denied in December 1980. Thereafter, the County modified the plan and resubmitted it. The plan was partially certified in March 1981, and numerous amendments have been approved and certified since then. The only portion of the plan which has *not* been certified relates to the Channel Islands and Policy 8-9 pertaining to clustered residential development on the Islands.

2.3 THE LAND USE PLAN

The land use plan and implementation program, including zoning, which comprise the LCP are designed as a separate coastal element to the County's General Plan under the California Government Code Section 65303(k). As a separate element to the County's General Plan, the LCP exists in addition to the other elements of the General Plan, i.e., seismic safety, housing, circulation, etc. After certification, the land use plan maps and zoning district maps will replace and supersede the existing General Plan (land use) map and zoning map for the County's coastal zone. Where there are conflicts between policies set forth in the certified LCP and those set forth in any element of the Comprehensive Plan, the LCP shall take precedence for those areas located within the coastal zone.

The purpose of the land use plan is to protect coastal resources, provide greater access and recreational opportunities for the public's enjoyment, while allowing for orderly and well-planned urban development and the siting of coastal-dependent and coastal-related industry. The plan incorporates, to the maximum possible extent, local plans and policies which are consistent with the Coastal Act. Where inconsistencies have been identified, modifications and revisions have been made. In general, the land use plan places a stronger emphasis on expanding public access opportunities to the County's beaches, preserving prime agricultural land, and protecting environmentally sensitive habitats than is found in prevailing local policy.

The changes in existing land use regulations that are proposed in the plan are moderate. Ample provision has been made for continued growth and development; the land use designations within the plan can accommodate projected new development through the year 2000, assuming the sufficient water resources are available. The plan does not, however, put forth provisions for phasing or controlling the rate of growth. There are too many factors external to the jurisdiction of the plan which would make such an undertaking tenuous at best. These include OCS Lease Sales and U.C.S.B. enrollment policies.

The plan proposes that firm urban-rural boundaries be established which will have the effect of redirecting growth from an outward expansion to infilling. In this sense, the plan will result in more compact urban development, thereby assuring the long-term protection of surrounding agricultural lands and recreational resources.

The land use plan has two components: maps and text. The land use plan maps show the kinds, location, and intensity of land uses proposed for the coastal zone of Santa Barbara County. In addition, resource maps show the location of environmentally sensitive habitat areas.

The text explains the rationale for the land uses and establishes policies to guide future development. These local policies, along with the policies from Chapter 3 of the Coastal Act, will constitute the decision rules for evaluating projects after certification.

The essence of the land use plan is contained in Chapter 3, the Resource Protection and Development Policies. This chapter includes a discussion of each of the major policy sections of the Coastal Act, relevant issues and problems within the County's coastal zone, and the proposed policies and actions which respond to these issues. Chapter 4 is devoted to a more in-depth discussion of the planning issues and problems in the seven planning areas within the coastal zone.

It is, of course, anticipated that the land use plan will need revision from time to time in accordance with changing conditions. The Coastal Act requires that certified plans be reviewed at least once every five years to determine whether the program is being effectively implemented in conformity with the policies of the Act. Local recommendations for revisions of the certified land use plan could be considered as part of the five-year review process or they could be initiated by the County at any time, subject to the approval of the State Commission.

2.4 THE LAND USE PLAN MAPS

The land use plan maps reveal two levels of information. The land use base maps show principal land use designations such as agriculture, commercial, residential, and industrial. The second level of information is contained in overlay maps. The overlay maps illustrate specific information such as flood hazard areas, view corridors, environmentally sensitive habitats, and areas which require special site design. They are placed over the base maps as a means of showing where potential constraints on development may exist. In addition, a set of resource maps for the mainland and Channel Islands has been prepared. These maps include detailed information regarding the location of environmentally sensitive habitat areas and are intended to supplement the land use plan maps.

The land use plan maps have been developed at two scales, one for the urbanized South Coast (Ellwood to Rincon) and another for the rural areas. The maps for the urbanized South Coast are at 500 scale (one inch = 500 feet). They provide enough detail for precise planning and zoning on a parcel-by-parcel basis. Such detail is not necessary in the rural areas where parcels are generally larger and land use issues are not as complex. Therefore, 2000 scale maps (one inch = 2000 feet) have been used for these areas. For Santa Cruz and Santa Rosa Islands, the land use plan maps are at 8000 scale (one inch = 8000 feet).

The key to the maps is the land use classification system which has been jointly developed by the LCP and Comprehensive Plan staffs. The land use classifications specify the principal permitted land uses within the coastal zone. Included in the land use classification system are the four "overlay" designations. Each of the land use classifications is defined in Appendix B of the land use plan. Policies that are associated with the overlay designations, View Corridor, Environmentally Sensitive Habitat Area, Flood Hazard, and Site Design are included in Chapter 3.

(The Land Use Plan maps are available from the Resource Management Department)

CHAPTER 3:
THE RESOURCE PROTECTION
AND DEVELOPMENT POLICIES

3.1 Introduction

3.1 INTRODUCTION

The policies established by the Coastal Act focus on the protection of coastal resources and the regulation of development in the coastal zone. These resource protection policies govern land resources, which include environmentally sensitive habitat areas and prime agricultural lands, recreational resources, the marine environment (i.e., streams, wetlands, and coastal waters), scenic resources such as views to and along the ocean, and air quality. The stress of these policies is on resource conservation. Coastal Act development policies govern all aspects of development including land divisions, industrial development, and new and/or expanded public works facilities. The emphasis of the Coastal Act development policies is on encouraging well-planned and orderly development which is compatible with resource protection and conservation.

The text and the policies set forth in this chapter are, in many aspects, the core of the land use plan. They establish the parameters for evaluating future development projects within the County's coastal zone, and set forth the measures that the County should take to achieve the degree of resource protection required by the Coastal Act. Furthermore, these local policies will serve as the foundation for the ordinances that will implement the land use plan.

This chapter is organized into major topics which reflect the principal coastal resource protection and development issues in Santa Barbara County. Each section is prefaced with pertinent policies from the Coastal Act and is followed by a discussion of local issues and problems related to the topic. The issues section attempts to pinpoint where County practices and regulations fall short of, or conflict with, the provisions of the Coastal Act. Finally, each topic area is concluded with recommended policies to bring the County into conformity with the Coastal Act. After certification, all new development in the County's coastal zone will have to meet the standards set forth in these policies.

The following general policies shall provide the framework for the land use plan:

- Policy 1-1: The County shall adopt the policies of the Coastal Act (PRC Sections 30210 through 30263) as the guiding policies of the land use plan.
- Policy 1-2: Where policies within the land use plan overlap, the policy which is the most protective of coastal resources shall take precedence.
- Policy 1-3: Where there are conflicts between the policies set forth in the coastal land use plan and those set forth in any element of the County's Comprehensive Plan or existing ordinances, the policies of the coastal land use plan shall take precedence.

Policy 1-4: Prior to the issuance of a coastal development permit, the County shall make the finding that the development reasonably meets the standards set forth in all applicable land use plan policies.

Policy 1-5: Land use plan policies calling for further studies, initiation of new programs, or acquisition of land or easements will be implemented as staff and funding become available.

3.2 Development

3.2. DEVELOPMENT

3.2.1 COASTAL ACT POLICIES

There are many sections of the Coastal Act that address, either directly or indirectly, the issue of development.* Only those policies that are not addressed in other sections of the plan are included here.

30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases, for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

30252. The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

30254. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

*Refer to Appendix A for definition of development.

3.2.2 PLANNING ISSUES

The policies of the Coastal Act require that new development be concentrated within existing developed areas to avoid costly urban sprawl and to protect coastal resources, i.e., prime agricultural lands, scenic quality of rural lands, habitat areas, etc. The Act specifies that development adjacent or proximate to environmentally sensitive habitat areas be designed to avoid adverse impacts; that development be sited so as to avoid risks to life and property due to natural hazards; and that coastal visual resources be protected by careful placement and design of new development. Each of these development-related issues is treated in subsequent sections of this chapter. The Act also requires that public works facilities (water, sewer, and roads) be adequate to serve new development.

Concentrating New Development

According to Coastal Act policy, new development must be located within, contiguous with, or in close proximity to existing developed areas. In the County's coastal zone, urban development is currently concentrated on the South Coast from Ellwood east to the Ventura County line, with rural areas extending west of Ellwood and, to the east, encircling the urban areas of the City of Carpinteria and the community of Summerland. Concentrating new development in existing developed areas is, therefore, an issue for Carpinteria, Summerland, and Goleta, given their proximity to rural lands. According to the Coastal Act, development should take place within these urban areas prior to expanding outward. As noted in the agriculture section of the plan (Section 3.8), past urban expansion in Goleta and the Carpinteria Valley has resulted in the conversion of much prime agricultural land. To prevent further urban encroachment onto agricultural lands and encourage infilling within urban areas, urban/rural boundaries are delineated on the land use plan maps for the Carpinteria Valley, Summerland, and Goleta planning areas.

Within the rural lands of the Carpinteria Valley and Summerland, there exists a number of residential enclaves, known as Shepard's Mesa, Los Arcos, La Mirada, Ocean Oaks, Serena Park, Padaro Lane, Sandyland, and Rincon. Boundaries for these rural neighborhoods are also drawn on the land use plan maps to allow for completion of the neighborhood without encroachment onto surrounding agricultural lands.

Land Divisions

Another stipulation of the Coastal Act is that land divisions outside of existing developed areas be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. The rural lands of the North County coastline and from Gaviota to Ellwood are currently zoned for large parcel sizes, in most cases 100-acre minimums. The land use plan calls for an increase in the minimum parcel size for the Hollister and Bixby ranches and other non-prime agricultural lands in the North Coast planning area from 100 to 320 acres. This minimum parcel size is adequate for determining appropriate land divisions in the North Coast;

thus, the 50 percent criterion is not needed. Similarly, 100 and 320-acre minimums for agricultural lands along the Gaviota Coast are adequate to protect the area's agricultural lands and prevent urban pressures for premature conversions.

In other rural areas of the South Coast, an increase in the minimum parcel size from five acres to ten acres is proposed on the land use plan (see Section 3.8). This change is required to address the policies of the Coastal Act concerning land divisions and the preservation of agricultural lands.

Service System Capacities and the Availability of Resources

The land use plan designates the kinds, intensities, and locations of land uses as required under the Coastal Act. A further intent of the Coastal Act is that the "kinds, intensities, and locations" of land uses be correlated with the availability of resources and services. Resources refer to water supply; services refer to water distribution systems, wastewater collection and treatment facilities, and transportation systems. In cases where resources and/or services can only accommodate a limited amount of new development, Section 30254 of the Coastal Act requires that provisions be made for allocating resources and/or services so that coastal dependent land uses, essential public services and basic industries, public and commercial recreation, and visitor-serving land uses are not precluded by other development.

Resource protection and provision of public services are also treated in other sections of the Coastal Act. Section 30231 of the Coastal Act requires that depletion of groundwater supplies be prevented. Section 30241 requires that public service and facility expansions and non-agricultural development do not impair agricultural viability either through increased assessment costs or degraded air and water quality.

Throughout the County's coastal zone, the major resource limitation is that of water. Wastewater treatment and collection facilities are near capacity levels in Summerland and Montecito and, therefore, present an additional constraint to development in these areas. Water supply and demand and sanitary treatment capacity data are found in Tables D-1 to D-8 (Appendix D) for the Carpinteria, Summerland, Montecito, and Goleta planning areas. The implications of these data for the land use plan are discussed in detail in the appropriate planning area sections.

Water moratoria are already in effect in the Montecito, Summerland, and Goleta County Water Districts; and the demand for water within the Carpinteria County Water District is nearly equal to the existing supply. Therefore, all of the planning areas of the urbanized South Coast are experiencing some constraints due to limited water resources. Because buildout in these areas, i.e., the total number of housing units permitted under the land use plan, exceeds available water supplies, priorities for development are needed to assure that the priority land uses specified in Section 30254 of the Coastal Act are not precluded and that the depletion of groundwater supplies is prevented.

DEVELOPMENT POLICIES

- Policy 2-1: In order to obtain approval for a division of land, the applicant shall demonstrate that adequate water is available to serve the newly created parcels except for parcels designated as "Not A Building Site" on the recorded final or parcel map.
- Policy 2-2: The long term integrity of groundwater basins or sub-basins located wholly within the coastal zone shall be protected. To this end, the safe yield as determined by competent hydrologic evidence of such a groundwater basin or sub-basin shall not be exceeded except on a temporary basis as part of a conjunctive use or other program managed by the appropriate water district. If the safe yield of a groundwater basin or sub-basin is found to be exceeded for reasons other than a conjunctive use program, new development, including land division and other use dependent upon private wells, shall not be permitted if the net increase in water demand for the development causes basin safe yield to be exceeded, but in no case shall any existing lawful parcel be denied development of one single family residence. This policy shall not apply to appropriators or overlying property owners who wish to develop their property using water to which they are legally entitled pursuant to an adjudication of their water rights.
- Policy 2-3: In the furtherance of better water management, the County may require applicants to install meters on private wells and to maintain records of well extractions for use by the appropriate water district.
- Policy 2-4: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.
- Policy 2-5: Water-conserving devices shall be used in all new development.
- Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Where an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, special needs housing or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level are to be served by entities that require can-and-will-serve letters, such projects shall be presumed to be consistent with the water and sewer service requirements of this policy if the project has, or is conditioned to obtain all necessary can-and-will-serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits. *(amended by 93-GP-11)*

Policy 2-7: Consistent with PRC Section 30604 (e), the County may deny a project for a period of up to one year if the Board of Supervisors finds that 1) a public agency has been specifically authorized to acquire the property on which the development is located, and 2) there are funds available or funds could reasonably be expected to be made available within one year for such acquisition.

Policy 2-8: a. The County shall give equal priority to the following land uses in the coastal zone of Montecito and Summerland:

Expansion of public recreational opportunities
Visitor-serving commercial uses, i.e., restaurants, retail commercial, motels, etc.
Low and moderate income housing
Agricultural expansion

b. In Goleta, the County shall give highest priority to low and moderate income housing and agricultural expansion followed by public recreation and visitor-serving commercial uses.

Policy 2-9: The existing water supply of the Carpinteria County Water District (67,541 AFY, see Table 7-1, Carpinteria Valley planning area section) shall be divided between the County and the City of Carpinteria on the basis of historical use; 30 percent (2,262 AFY) shall be allocated for use with the City and 70 percent shall be allocated for use within the County. The uncommitted water surplus in the Carpinteria County Water District may be increased proportionate to the amount of additional documented water such as that provided by reinjection programs and/or water reclamation and reservoir facilities which are designed to collect and reclaim wastewater and runoff from swales, creeks, or waterways which the district has the legal right to so utilize.

The total uncommitted water surplus within the district shall be reevaluated on an annual basis.

Action:

The County's portion of the uncommitted water surplus shall be allocated for priority uses, including but not limited to the following:

1. Agriculture: Water shall be distributed between open field crops and greenhouses, nurseries, and cover crops on the basis of established water usage, i.e., approximately 56 percent of the agricultural water supply shall be used for open field crops and 44 percent for greenhouses, nurseries, and other cover crop production.

2. Residential development: New development shall be based on the 10 to 1 ratio (between urban development in the City of Carpinteria and residential development in the unincorporated area of the County) established by the State Coastal Commission. (For example, since 30 percent of the water surplus is currently being allocated to the City of Carpinteria for urban uses, 3 percent shall be allocated to the County for residential development within the rural neighborhoods delineated on the land use plan maps.)
3. Public recreation
4. Visitor-serving commercial: Two areas allow for this use on the land use plan map - the eastern end of the Carpinteria bluffs and the Carpinteria Camper Park on North Via Real west of the City.

Policy 2-10: Annexation of a rural area(s) to a sanitary district or extensions of sewer lines into rural area(s) as defined on the land use plan maps shall not be permitted unless required to prevent adverse impacts on an environmentally sensitive habitat, to protect public health, or as a logical extension of services.

Policy 2-11: All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.

Policy 2-12: The densities specified in the land use plan are maximums and shall be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. However, density may be increased for affordable housing projects provided such projects are found consistent with all applicable policies and provisions of the Local Coastal Program.
(amended by 93-GP-11)

Policy 2-13: The existing townsite of Naples is within a designated rural area and is remote from urban services. The County shall discourage residential development of existing lots. The County shall encourage and assist the property owner(s) in transferring development rights from the Naples townsite to an appropriate site within a designated urban area which is suitable for residential development. If the County determines that transferring development rights is not feasible, the land use designation of AG-II-100 should be re-evaluated.

Policy 2-14: Residential development on APN 5-210-46 (Williams), APN 5-210-36 (Bougerie/Glen), or APN 5-210-01 (Roberts) in the Summerland Planning Area shall not be permitted until such time as the County can make the finding that adequate water resources and sewer treatment capacity are available to serve the proposed

development. Such a finding shall not be made by the County without resolutions by the Board of Directors of the Summerland County Water and Sanitary Districts declaring that adequate services and resources are available to serve the proposed development.

The existing stand of eucalyptus trees on APN 5-210-36 (Bougerie/Glen) and APN 5-210-01 (Roberts) shall be preserved to provide a buffer protecting agricultural land to the east of these parcels. Permitted residential development shall be set back a minimum distance of 30 feet from the existing trees.

Policy 2-15: The County shall not issue permits for non-exempt development on the Hollister Ranch unless the Coastal Commission certifies that the requirements of PRC Section 30610.3 have been met by each applicant or that the Commission finds that access is otherwise provided in a manner consistent with the access policies of the Coastal Act.

PLANNED DEVELOPMENT

The purpose of the Planned Development designation is to ensure well planned development of large lots that are planned for residential use within the designated urban areas. It is the intent of this designation to allow for flexibility and innovative design of residential development so that the important resource values of a particular site (i.e., habitat areas, scenic quality, vegetation, archaeological resources, etc.) are preserved. It is also the intent of the Planned Development designation to require clustering of structures to the maximum extent possible to preserve open space and provide recreational opportunities for use by both the residents of the site and the public. In some cases, commercial development such as convenience stores or visitor-serving facilities (i.e., restaurants, motels, etc.) may be incorporated into the design of a Planned Development.

All areas designated in the land use plan for Planned Development shall be subject to the following policies:

Policy 2-16: The entire site shall be planned as a unit. Preparation of a specific plan (Government Code Section 65450) may be required when parcels comprising a site designated as PD are in separate ownerships.

Policy 2-17: Use of flexible design concepts, including clustering of units, mixture of dwelling types, etc., shall be required to accomplish as much as possible all of the following goals:

- a. protection of the scenic qualities of the site;
- b. protection of coastal resources, i.e., habitat areas, archaeological sites, etc.;
- c. avoidance of siting of structures on hazardous areas;
- d. provision of public open space, recreation, and/or beach access;
- e. preservation of existing healthy trees; and
- f. provision of low and moderate housing opportunities.

Policy 2-18: Permitted use shall include:

- a. residential units, either attached or detached.
- b. recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the prospective residents and/or the public; and
- c. open space;

and in developments of 200 residential units or greater, conditionally permitted uses may include:

- d. commercial recreational facilities (private or public) that are compatible with the proposed residential units;
- e. in especially scenic coastal areas, visitor-serving commercial facilities, i.e., a motel or restaurant. Residential density shall be reduced to accommodate facilities that provide overnight lodging.
- f. convenience establishments of a commercial and service nature such as a neighborhood store, provided:
 - (1) such convenience establishments are an integral part of the general plan of development for the Planned Development and provide services related to the needs of the prospective residents.
 - (2) such convenience establishments and their parking areas will not collectively occupy more than one (1) acre per two hundred (200) dwelling units,
 - (3) such convenience establishments will be located, designed, and operated primarily to serve trade and service needs of persons residing in the Planned Development and not persons residing elsewhere.
 - (4) such convenience establishments will not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic.

Policy 2-19: The County shall specify the maximum density of development permitted under the Planned Development designation at the time this designation is adopted for a particular parcel(s) unless already specified in the land use plan. Determination of an appropriate density shall take into account all of the factors listed in Policy 2-18 and shall be compatible with the density and character of surrounding land uses.

Policy 2-20: The amount of public, private, and common open space in a Planned Development shall be specified in the development plan. The County shall determine the amount of public and common open space required, but in no case shall the amount of public and common open space be less than forty (40) percent of the gross area. As part of the open space requirement, the County may include

dedication of environmentally sensitive habitat areas to mitigate-impacts of development in urban areas.

Open space shall be defined as follows:

- a. Public open space shall include but not be limited to public parks and parking lots, beaches, access corridors such as bike paths, hiking or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Public open space shall not include areas which are unusable for recreational purposes, i.e., private or public streets, private parking lots, or hazardous areas such as steep slopes and bluff faces. Environmentally sensitive habitat areas and archaeological sites may be included in public open space.
- b. Common open space shall include but not be limited to recreational areas and facilities for the use of the prospective residents of the project such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. Common open space shall not include driveways, parking lots, private patios and yards, other developed areas, or hard surfaced walkways.
- c. Private open space shall include but not be limited to patios, decks, and yards for the private use of the residents of individual units.

NOTE: Additional conditions for parcels designated as PD-Planned Development are found in the following sections: *(amended by 92-GP-15; 92-GP-25)*

Carpinteria Bluffs: Section 4.2.3

Hammond's Meadow: Section 4.4

More Mesa: Goleta Community Plan (Appendix H)

West Devereux: Goleta Community Plan (Appendix H)

Santa Barbara Shores: Goleta Community Plan (Appendix H)

SITE DESIGN OVERLAY DESIGNATION

The purpose of the site design overlay designation is to ensure well-planned development of large, undivided lands which are planned for large lot residential uses (i.e., estate and ranchette uses with minimum parcel sizes ranging from one to twenty acres). These parcels are subject to environmental constraints (i.e., geologic or flood hazards, steep or unstable slopes) or have important resources values (i.e., habitat areas, archaeological sites). It is the intent of this designation to avoid the resource degradation and creation of lots which are unsuited for development that often results from piecemeal subdivision of large

parcels. All parcels designated with the Site Design Overlay shall conform to the following policy:

Policy 2-21: Prior to the approval of any lot splits or subdivision of a parcel designated on the land use plan map with the Site Design Overlay, a site plan showing the ultimate parcelization of the site shall be reviewed by the Subdivision Committee and approved by the Planning Commission. The site plan shall show lot lines, circulation pattern, and a general indication of the location of residential structures. All parcels to be created shall have adequate building sites and road access. In approving the site plan, the Planning Commission shall make the finding that ultimate development of the site will be consistent with all land use plan policies, including those regarding protection of habitat areas, avoidance of flood and geologic hazards, and protection of hillsides and watersheds. Where necessary to achieve conformance with the standards set forth in the land use plan policies, the Subdivision Committee or Planning Commission may require increases in the minimum parcel sizes shown on the land use plan maps. All future lot splits or subdivision shall be in conformance with the approved site plan; and the property shall be so zoned as to preclude further division.

ISLA VISTA DEVELOPMENT POLICIES

[I.V. Planning and Zoning Study, 11/88]

- Policy 2-22: To improve the overall appearance and quality of development in the community of Isla Vista, new development shall adhere to the following standards to the maximum extent feasible:
- a. Residential units in multiple residential projects shall be designed to maximize living space and reduce overcrowding of units, in recognition of the double occupancy per bedroom and rental patterns that have become characteristic of the community. A standard of 80 square feet of bedroom area per intended occupant shall be implemented.
 - b. Projects shall be designed to include architectural and aesthetic amenities to improve the overall appearance and quality of development in the community.
- Policy 2-23: The County shall work with property owners in Isla Vista to identify vacant sites for the potential development of parking to serve existing residential units. The County may also explore the possibility of acquiring or developing public parking.

3.3 Hazards

3.3 HAZARDS

3.3.1 COASTAL ACT POLICIES

30253. New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

30235. Revetments, breakwaters, groins, harbor channels, seawalls, cliff-retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish-kills should be phased out or upgraded where feasible.

30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or; (3) developments where the primary function is the improvement of fish and wildlife habitat.

3.3.2 PLANNING ISSUES

Recent events have provided strong evidence of the vulnerability of certain coastal areas to natural hazards. Following saturating rains in the winter of 1978, large sections of the cliff face in Isla Vista fell into the sea, threatening several apartments; soil slippage caused a road washout in the community of Summerland; severe erosion occurred in graded areas above Summerland; several blufftop homes slid into the sea in the City of Santa Barbara; and flooding and heavy wave action damaged some homes along Miramar Beach. Also in 1978, an earthquake disrupted a rail line in the Ellwood area, produced numerous bluff slides and fissures along the South Coast, and caused considerable structural damage in the surrounding areas.

The Coastal Act requires that the risks to new development from such occurrences be minimized. Moreover, it specifies that new development must be located and built neither to "create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."

The County has an array of policies and regulations within its zoning, grading, and fire ordinances, and building code which address many of the concerns of the Coastal Act. In addition, Santa Barbara County has undertaken public works projects in recent years which now protect large areas that were previously vulnerable to flooding. Extensive creek channelizations in the Carpinteria Valley and the construction of upstream debris dams are two recent examples.

However, in spite of measures currently imposed by the County, recent problems with blufftop development and severe erosion in certain hillside agricultural areas suggest that more stringent controls are needed.

Bluff and Beach Erosion

Bluff erosion is a potential hazard for new development and continues to be a recurring hazard for existing development in portions of the South Coast. The bluff areas along Del Playa Drive in Isla Vista, sections of More Mesa and Hope Ranch, and areas along Channel Drive and Padaro Lane are all subject to hazards due to bluff erosion. Because of this recurring threat, many retaining walls, groins, and sections of rip-rap have been needed to protect life and property. In the aftermath of the 1978 winter, property owners have initiated additional protective measures, such as major seawall projects proposed for Isla Vista and Padaro Lane.

The County's policy on bluff development is handled on a case-by-case basis except in Isla Vista and Hope Ranch. In Isla Vista, a 30-foot setback requirement exists. It is based on an engineering study that was undertaken in 1963 to determine cliff stability and related problems in the Isla Vista area. The study identified an average "natural" rate of cliff retreat at six inches per year and recommended that a value of twice the apparent retreat rate (12 inches) per year be applied for safety purposes, along with specific site drainage requirements. Assuming an average "economic life" of 30 years per structure, the County developed the 30-foot setback for the area. In Hope Ranch, a 50-foot setback is required under the provisions of the County's Zoning Ordinance #661.

The inadequacy of the present requirements with respect to the Coastal Act is especially apparent in Isla Vista, since new "protective devices" which may substantially alter natural landforms along bluffs and cliffs are now necessary to protect property.

Bluff areas adjacent to development at More Mesa have been eroding at an average rate of ten inches per year, while along a section of Padaro Lane bluff losses of up to two feet per year have been reported. These examples provide additional evidence why County setback standards should be strengthened in order to eliminate the possibility of needing new "protective devices" in areas where future development may occur.

While serious beach erosion occurred during the winter storms of 1978, damage was localized and temporary in most cases. Heavy river and stream

flows replenished much of the losses. Existing and proposed flood control projects are not considered to have a significant impact on sand supply to the beaches that would require corrective measures.

Geologic Hazards

Geologic hazards include seismic hazards (surface ruptures, liquefaction, severe ground shaking, tsunami runup), landslides, soil erosion, expansive soils, and subsidence. Since these hazards can affect both life and property, additional siting criteria or special engineering measures are needed to compensate for these hazards.

The entire South Coast lies in an area of high seismic risk. Seismic, landslide, and tsunami hazards have been mapped by the County and are used by the Public Works Department to review development proposals. Where faults are identifiable, the County Public Works Department has been generally requiring a 50-foot setback from the fault, though precise setback decisions are made on a case-by-case basis. In addition, geologic and soil engineering reports may be required under Grading Ordinance No. 1795 for obtaining a grading permit. These reports are used to identify geologic and soil problems and to establish conditions for siting and constructing structures where hazards or problems exist.

With the exception of a slope hazard area in Summerland, problems due to slope instability are generally confined to areas outside of the proposed urban development limits set forth in the land use plan. Although the coastal zone between Ellwood and Point Arguello is either hilly or mountainous with variable and complex geologic conditions, only low-intensity, nonurban land uses will be located in this area. Consequently, slope-related hazards will be minimized.

Soil erosion is a slope-related hazard which has become more problematic in recent years because of extensive agricultural development on slopes of 30 percent or more. A recent study conducted by the Agricultural Unit of the State Water Resources Control Board documents severe erosion in some areas of the South Coast where new orchards are being established. The County Grading Ordinance No. 1795 (as amended by Ordinance No. 2770) exempts farming and agricultural grading operations on parcels zoned exclusively for agricultural use which are larger than five acres from obtaining a grading permit. However, the County's Brush Removal Ordinance (No. 2767), which applies to the South Coast, does regulate removal of vegetation on parcels over five acres in size, and requires a permit and approval of drainage and erosion control devices before agricultural grading commences.

Flooding

Flooding has occurred along Santa Barbara's South Coast in recent years, particularly in the Carpinteria Valley, sections of Montecito, and

the Santa Barbara Airport area. Severe floods in 1969 undermined a section of U. S. 101 in Carpinteria. These flood hazards are progressively being eliminated in the populated portions of Carpinteria Valley and other areas of the South Coast as a result of stream channelizations and the construction of debris dams and silt basins by the Santa Barbara County Flood Control and Water Conservation District, the U.S. Corps of Engineers, and by the U. S. Soil Conservation Service.

The U. S. Department of Housing and Urban Development through the National Flood Insurance Program has investigated the existence and severity of flood hazards in the unincorporated areas of Santa Barbara County. One of the objectives of this study is to provide information to local planners in promoting sound land use and flood plain management. The Federal Insurance Administration has adopted the 100-year flood (the flood having a one percent chance of being equalled or exceeded in any given year) as the national standard for purposes of flood plain management. The 100-year "flood plain" is comprised of a "floodway" and a "floodway fringe". The floodway is the channel of a stream, plus any adjacent flood plain areas, which must be kept free of encroachment in order that the 100-year flood be carried without substantial increases in flood heights. As minimum standards, increases in flood heights are limited to 1.0 foot, provided that hazardous velocities are not produced. The area between the floodway and the boundary of the 100-year flood is termed the floodway fringe. This area encompasses that portion of the flood plain that could be completely obstructed without increasing the water surface elevation of the 100-year flood more than 1.0 foot at any point.

County Flood Combining Regulations, administered by the Santa Barbara County Flood Control and Water Conservation District, regulate construction, excavation, and grading in a "designated" floodway. The designated floodway, as defined in Ordinance No. 661, only includes "land reasonably required to provide for the construction of a flood control project for passage of a flood against which protection is provided or eventually will be provided by said project including land necessary for construction of project levees." Thus, the restrictions are not as comprehensive as those recommended by HUD. In addition, the "FH" Flood Hazard Combining Regulations currently apply only to areas in Carpinteria and Goleta, along Atascadero Creek, and the Goleta Slough.

New regulations covering all development within the 100-year flood plain have been formulated. The Flood Plain Management Ordinance, Chapter 15A of the County Code, has been adopted in order to comply with the requirements of the HUD-sponsored Federal Flood Insurance Program in which this County is participating.

Fire

Areas of moderate fire hazard within urban areas of the coastal zone are restricted to hilly sections of the Carpinteria Valley and Summerland. High fire conditions also exist west of Ellwood in rural areas of the

coastal zone. Developments within any of the hazardous zones in rural areas will be very low density and subject to stringent building, brush clearance, access, and water storage capacity restrictions (for fire suppression purposes) by the County Fire Department and/or the U.S. Forest Service.

3.3.3 POLICIES

Seawalls and Shoreline Structures

- Policy 3-1: Seawalls shall not be permitted unless the County has determined that there are no other less environmentally damaging alternatives reasonably available for protection of existing principal structures. The County prefers and encourages non-structural solutions to shoreline erosion problems, including beach replenishment, removal of endangered structures and prevention of land divisions on shorefront property subject to erosion; and, will seek solutions to shoreline hazards on a larger geographic basis than a single lot circumstance. Where permitted, seawall design and construction shall respect to the degree possible natural landforms. Adequate provision for lateral beach access shall be made and the project shall be designed to minimize visual impacts by the use of appropriate colors and materials.
- Policy 3-2: Revetments, groins, cliff retaining walls, pipelines and outfalls, and other such construction that may alter natural shoreline processes shall be permitted when designed to eliminate or mitigate adverse impacts on local shoreline sand supply and so as not to block lateral beach access.
- Policy 3-3: To avoid the need for future protective devices that could impact sand movement and supply, no permanent above-ground structures shall be permitted on the dry sandy beach except facilities necessary for public health and safety, such as lifeguard towers, or where such restriction would cause the inverse condemnation of the parcel by the County.

Bluff Protection

- Policy 3-4: In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall be used. The County shall determine the required setback. A geologic report shall be required by the County in order to make this determination. At a minimum, such geologic report shall be prepared in conformance with the Coastal Commission's adopted Statewide Interpretive Guidelines regarding "Geologic Stability of Blufftop Development." (See also Policy 4-5 regarding protection of visual resources.)

- Policy 3-5: Within the required blufftop setback, drought-tolerant vegetation shall be maintained. Grading, as may be required to establish proper drainage or to install landscaping, and minor improvements, i.e., patios and fences that do not impact bluff stability, may be permitted. Surface water shall be directed away from the top of the bluff or be handled in a manner satisfactory to prevent damage to the bluff by surface and percolating water.
- Policy 3-6: Development and activity of any kind beyond the required bluff-top setback shall be constructed to insure that all surface and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself.
- Policy 3-7: No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted if the property can be drained away from the bluff face.

Geologic Hazards

- Policy 3-8: Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.
- Policy 3-9: Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.
- Policy 3-10: Major structures, i.e., residential, commercial, and industrial, shall be sited a minimum of 50 feet from a potentially active, historically active, or active fault. Greater setbacks may be required if local geologic conditions warrant.

Flood Hazard Area Overlay Designation

The intent of the Flood Hazard Area designation is to avoid exposing new developments to flood hazard and reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within the 100-year flood plain.

The flood hazard areas designated on the overlay maps fall within the 100-year flood zone boundaries as mapped by the Federal Insurance Administration (U. S. Department of Housing and Urban Development).¹ An up-to-date set of the HUD maps is available for inspection in the County Flood Control District Office. All development in designated flood hazard areas and within 50 feet of any stream or river in the area between Ellwood and the Santa Maria River shall be reviewed by County Flood Control for conformance with the following policies:

Policy 3-11: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.

Policy 3-12: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.

3.3.4 HILLSIDE AND WATERSHED PROTECTION

Coastal Act Policies

In addition to Section 30253 which requires that new development neither create nor contribute significantly to erosion, the Act requires that biological productivity and quality of coastal waters, streams, and wetlands be maintained and that development be sited to minimize alteration of natural landforms.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

¹ HUD flood hazard mapping has not been completed for all areas of the County. Most of the streams on the urbanized South Coast area have been studied in detail. Information on flood hazards in other areas of the coastal zone is not as comprehensive.

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Implementation of these sections of the Act requires regulation of development on hillsides and watersheds.

Background

Disturbance of hillsides² and watershed lands³ can result in the loss of soil and slope stability as well as increased erosion. The removal of vegetation deprives the soil of the stabilizing function of roots and this loss of soil stability increases erosion and thus lowers downstream water quality as a result of siltation. Wetlands and streams are particularly impacted by increased siltation. Heavy rains on unstable slopes can produce landslides, slumps, and flaws, especially in steeply sloping areas.

Disturbance of hillsides and watershed lands by development may also alter the natural drainage pattern and thus produce increased runoff and erosion. Removal of vegetative cover decreases percolation of precipitation into the soil, thereby reducing the amount of groundwater recharge and adding water to runoff that would ordinarily be transpired by trees and shrubs. Construction of impervious surfaces, such as roads and buildings, also decreases the amount of groundwater percolation and increases the amount of runoff. Increased runoff, in addition to producing intensified erosion, creates downstream flood hazards. Moreover, runoff from land surfaces is often contaminated with a variety of industrial, agricultural, commercial, or household residues. The most serious pollution problems often result from persistent erosion of soil, from fertilizers and biocides applied to the land, and from nutrients and toxic substances in watershed discharges. Estuaries are the termini for coastal watershed drainage systems and therefore such substances tend to concentrate in them.

Disturbance of hillside and watershed lands can result in high costs to a community. For example, degradation of hillsides as a result of erosion, landslides, and loss of vegetation can reduce scenic values, decrease real estate values, and impact the tourist industry. In addition, poorly designed and constructed hillside developments can frequently result in substantial costs to the public, either for repairs or for protective measures to prevent further damage. Increased runoff and sedimentation from denuded hillsides require increased public expenditures for flood control and storm water management. Decreased biological productivity of coastal streams and wetlands has even farther-ranging public costs.

² Hillsides are defined as lands with slopes exceeding 20 percent.

³ Watersheds are defined as regions or areas drained by a network of surface or subsurface watercourses and have potential for impacts on coastal streams, wetlands, estuaries, and groundwater basins through runoff and percolation.

Protection of hillsides and watersheds is, therefore, necessary to 1) minimize risks to life and property from flooding, slope failure, and landslides; 2) insure continued biological productivity of coastal streams and wetlands; 3) protect groundwater resources; and 4) preserve scenic values.

Policies

In order to ensure the long-term preservation of the biological productivity of streams and wetlands, protection of visual resources, and the prevention of hazards to life and property, Policies 3-13 through 3-22 shall apply to all construction and development, including grading for agricultural and non-agricultural purposes which involve the movement of earth in excess of 50 cubic yards. In addition, major vegetation removal* for non-agricultural development and agricultural development (agricultural development does not include crop rotation and other activities involving management practices on existing agricultural lands in production) shall be subject to all of the following policies. The Soil Conservation Service shall be consulted for all development on hillsides in excess of 30 percent slope and in the Carpinteria Planning Area on slopes of 20 percent or over to incorporate their management practices as a condition to development, where applicable.

Policy 3-13: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Policy 3-15: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

Policy 3-16: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

* Major vegetation removal shall be defined as the removal of native vegetation, brush, trees, or orchards involving a cumulative total of one-half acre of land or more.

- Policy 3-17: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.
- Policy 3-18: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.
- Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.
- Policy 3-20: All development within the coastal zone shall be subject to the slope density curve (Plate A) of the County Zoning Ordinance No. 661 (Article VII, Section 20). However, in no case shall above-ground structures, except for necessary utility lines and fences for agricultural purposes, be sited on undisturbed slopes exceeding 40 percent.
- Policy 3-21: Where agricultural development will involve the construction of service roads and/or the clearance of natural vegetation for orchard development, a brush removal permit shall be required.
- Policy 3-22: Where agricultural development will involve the construction of service roads and the clearance of major vegetation for orchard development, cover cropping or any other comparable means of soil protection shall be utilized to minimize erosion until orchards are mature enough to form a vegetative canopy over the exposed earth.

3.4 Visual Resources

3.4 VISUAL RESOURCES

3.4.1 COASTAL ACT POLICIES

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

3.4.2 PLANNING ISSUES

The scenic resources of Santa Barbara's coastal zone are of incalculable value to the economic and social well-being of Santa Barbara County. The beauty of the Santa Barbara coastline is world-renowned; it is the basis of the County's strong tourist and retirement economies and is a source of continuing pleasure for the local populace.

The visual resources of the coastal zone include its beaches, sand dunes, coastal bluffs, headlands, wetlands, estuaries, islands, hillsides and canyons, upland terraces and plains, and its rivers and streams. These resources are vulnerable to degradation through improper location and scale of building development, blockage of coastal views, alteration of natural landforms by poor cutting, grading, and filling practices, and by poor design or placement of roadside signs and utility lines. The primary concern of the Coastal Act is to protect views to these scenic resources from public areas such as highways, roads, beaches, parks, coastal trails and accessways, and vista points.

Local policies which have visual resource implications are developed in the County's zoning, subdivision, and other ordinances. These include the Beach Development (BD) and the Exclusive Agriculture (A-1-X) zone restrictions, Ordinance #2188 governing the County's Board of Architectural Review (BAR), Division 8 of the County's Subdivision Ordinance pertaining to Special Treatment Areas, and County Sign Ordinance #2077.

The "BD" zone is in effect from Jalama to Ellwood and in Summerland. It is intended to "preserve and protect a limited natural resource, ocean beaches; ... to control construction of developments at sea level that may be threatened by destruction from ocean storms; to control construction on bluffs which may be threatened by collapse of beach bluffs caused by erosion, slides, or slippage of such bluffs; and to control the construction of sea walls and groins which might disrupt the littoral drift of sand along the coastline and cause erosion in the vicinity of such walls and groins." In general, the restrictions of the "BD" zone serve to limit construction on beaches to recreational facilities and establish a 15-foot or one story building height maximum for structures. Such restrictions have indirect visual resource protection implications since they reduce

unnecessary development on beaches and control the scale of permitted developments. However, the zone does not assure that permitted development is sited and designed to protect views to and along the ocean and scenic coastal areas or that it is visually compatible with the character of the surrounding areas as required by the Coastal Act. This is because the zone extends inland only to the bluff line and therefore does not affect residential structures on top of the bluffs. In addition, the fact that the "BD" zone allows development on the beach for other than public safety and welfare purposes appears to be incompatible with the intent of the Coastal Act.

Views of scenic bluffs from beaches are not protected by the "BD" zone nor are they protected by blufftop setback requirements developed by the Public Works Department. The latter establishes a setback of 30 feet in Isla Vista (see Section 3.3 on Hazards) and on a case-by-case basis elsewhere. These setback regulations were formulated for safety purposes without regard to visual considerations.

The County's "A-1-X," Exclusive Agricultural Zone, does address some of the visual problems associated with greenhouse development in the Carpinteria Valley. The zoning standards require that hothouses, greenhouses, or other plant-protection structures be set back at least 50 feet from the centerline of any street and require landscaping which, within five years, will "reasonably block the view of any structures and on-site parking areas from outside of the property." Landscaping along all streets is also a requirement of the A-1-X zone, but the degree of view blockage is not specified. While increased setbacks for greenhouse development from public streets and residential areas are needed (see Policy 8-6, Section 3.8), the existing landscaping requirements of the A-1-X zone are adequate to mitigate the visual impacts of greenhouses.

County building height standards, which in most zones permit two-story structures of up to 35 feet in height, are not necessarily sensitive to visual resource protection. For example, a building of 35 feet located on a low coastal bluff set back 30 or 50 feet can be highly visible from many vantage points along a beach, and may consequently degrade the natural scenic value of the bluff. Further setbacks and/or height restrictions are needed to ensure protection of views.

The County's Board of Architectural Review (BAR) process is sensitive to visual resource concerns, including building mass, relationship of buildings to topography, and compatibility of buildings with the immediate area, but BAR's jurisdiction is limited, since not all zones are subject to review. Only areas which fall under "D", Design Supervision Combining Regulations, are under review by the County's Board of Architectural Review, although Summerland, Hope Ranch, Hollister Ranch, and the Embarcadero tract have their own review committees. All development in Montecito, which is governed by its own zoning ordinance #453, is subject to review by the County BAR. While the "D" designation is in effect for many critical undeveloped parcels in the coastal zone, there are large vacant waterfront

parcels which are not subject to design review. Furthermore, BAR policy does not contain language which encourages the protection of views to and along the ocean and scenic coastal areas nor the "restoration and enhancement of visual quality in visually degraded areas." While these concerns may be operative in practices of the BAR, they are not spelled out in the BAR's "Standards of Architectural Review."

The "Special Treatment" section of the County's Subdivision Ordinance contains policies which are directed to the protection of hillsides as a visual resource. This section notes that extensive hillside areas in the County dominate the view from the most heavily travelled and highly developed areas. Many of these same areas are subject to building construction and grading operations or the removal of the native cover which can substantially affect the natural scenic background for such travelled and developed areas. The "Special Treatment" section recommends that subdivisions and other developments "shall be designed to preserve, to the extent which is reasonable and feasible, the natural appearance of extensive hillsides." It instructs the Subdivision Committee to require grading which preserves the natural contours of land, retain trees and other native vegetation, minimize road cut scarring, reduce grading, and establish landscaping to conceal raw-cut slopes. Though the scope and purpose of the "Special Treatment" designation would appear consistent with the policies of the Coastal Act, developments of fewer than five units are not subject to its provisions.

The Recreational District is another existing zoning policy which acknowledges the importance of visual resources, though it has not been used to date. The purpose of the District is to protect and enhance areas which have both active and passive recreation potential because of their beauty and natural features. It would restrict building heights to 2.5 stories, establish bluff setbacks of 50 feet when a bluff is more than 50 feet in height, and require Board of Architectural review for development proposed within the zone.

The County Sign Ordinance No. 2077 is sensitive to the visual impacts of signs. The effect of the ordinance is to subordinate signs to man-made and natural features. One of the significant features of the ordinance is its restrictions on billboards. Billboards are categorized as an "off-premise" sign and allowed only in heavy industrial and heavy commercial districts. Length and width limitations set forth in the ordinance are smaller than the standard billboard sign. A number of billboards do exist in the County coastal zone which, due to their size and location, impact on coastal visual resources. These signs are located on the upland terrace shelf north of Highway 101, between Ellwood and Gaviota; their legal status expired in May 1979.

3.4.3 POLICIES

- Policy 4-1: Areas within the coastal zone which are now required to obtain approval from the County Board of Architectural Review, because of the requirements of the "D"-Design Supervision Combining Regulations or because they are within the boundaries of Ordinance #453, shall continue to be subject to design review. In addition, developments in all areas designated on the land use plan maps as Commercial, Industrial, or Planned Development and residential structures on bluff top lots shall be required to obtain plan approval from the County BAR.
- Policy 4-2: All commercial, industrial, planned development, and greenhouse projects shall be required to submit a landscaping plan to the County for approval.
- Policy 4-3: In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.
- Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.
- Policy 4-5: In addition to that required for safety (see Policy 3-4), further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.
- Policy 4-6: Signs shall be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.
- Policy 4-7: Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.

Policy 4-8: The County shall request the State of California to designate that portion of Highway 101 between Winchester Canyon and Gaviota State Park as a "Scenic Highway."

3.4.4 VIEW CORRIDOR OVERLAY DESIGNATION

The Coastal Act mandate for the protection of visual resources is broad, requiring the protection of the scenic and visual qualities of coastal areas. Since the County's coastal area is world renowned for its beauty, the entire coastal zone could be subject to a visual resource protection overlay designation. Such a blanket designation is impractical; the general visual resource protection policies in the preceding section are intended to protect the County's scenic quality. The View Corridor Overlay designation is a special tool which is intended to give additional protection to areas where there are views from a major coastal road to the ocean. Highway #101, which parallels the ocean throughout much of the South Coast, affords many thousands of travellers scenic ocean vistas. Protection of this visual resource, a view corridor to the ocean, requires special treatment. Therefore, all areas in the County where there are views from Highway #101 to the ocean are shown on the land use maps with a View Corridor Overlay designation. All development in these areas shall be reviewed by the County Board of Architectural Review for conformance to the following policies:

- Policy 4-9: Structures shall be sited and designed to preserve unobstructed broad views of the ocean from Highway #101, and shall be clustered to the maximum extent feasible.
- Policy 4-10: A landscaping plan shall be submitted to the County for approval. Landscaping when mature, shall not impede public views.
- Policy 4-11: Building height shall not exceed one story or 15 feet above average finished grade, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.

NOTE: There are policies in other sections of the plan which, when implemented, will result in protection of coastal visual resources. These include policies for the preservation of habitat resources (Section 3.9) and protection of bluffs, hillsides, and watersheds (Section 3.3).

3.5 Housing

3.5 HOUSING

3.5.1 HOUSING POLICIES FOR THE COASTAL ZONE

Section 30213 of the Coastal Act was amended effective January 1, 1982, to delete the policies of the Coastal Act concerning provision of housing for persons or families of low or moderate income in the coastal zone. Concurrently, the Legislature established provisions for affordable housing in the coastal zone in Section 65590 of the Government Code. Under these provisions, the proposed conversion or demolition of existing residential dwellings which would result in the displacement of persons and families of low or moderate income would be prevented, unless provision has been made for replacement housing opportunities. In addition, housing for persons and families of low or moderate income would be required in new housing developments, where feasible.

3.5.2 PLANNING ISSUES

The coastal area of Santa Barbara County is an especially desirable place to live. People of all economic sectors have chosen to locate in this area, particularly in the urbanized areas of the South Coast, and this has created a wide diversity of life styles and housing needs. As housing costs have soared in recent years, accommodating the housing needs of all economic levels has become an important local issue, evidenced by concern over rent control, interest in condominium conversions, and formation of housing cooperatives.

The housing policies for the coastal zone focus on the needs of persons of low and moderate income. Within the County's coastal zone, substantial housing opportunities for low and moderate income households currently exist in areas such as Summerland and Isla Vista; these opportunities need to be protected. In these and other segments of the coastal zone, new low and moderate income housing units need to be provided as well. At present, the County is addressing the housing needs of persons of low and moderate income primarily through the Federal rent subsidy program administered by the County Housing Authority and proposed housing rehabilitation programs through Community Development Block Grant funding. Additional County housing policies for the coastal zone are necessary, as will be borne out in the following discussion of the housing issues and recommended policies for addressing them.

Protecting Existing Low and Moderate Income Housing Opportunities

Many existing low and moderate income housing opportunities are found in multiple-unit apartment complexes and in older residential neighborhoods where the housing stock, including both single family and multiple units, is often in poor condition. Removal of these housing opportunities, either through conversion of comparatively lower cost apartment rentals to more expensive owner-occupied units or demolition of existing units, can displace low and moderate income people if adequate housing alternatives are not available within the local area.

In several areas of the coastal zone from Ellwood to Carpinteria, e.g., Isla Vista, portions of Goleta, and Summerland, a large proportion of the existing housing stock is in need of major repair. This finding is based on a County-wide Housing Condition Survey completed in June 1977, which provided the County with an inventory of exterior housing conditions. According to this survey, forty-one percent (41%) of the single family residences in Summerland are in need of rehabilitation ("C" condition; see Appendix A). These older, reparable dwelling units which provide substantial housing opportunities for low and moderate income households need to be preserved.

The County has received Community Development Block Grant funding to initiate a "pilot" housing rehabilitation program in Summerland and Carpinteria in 1980. These and other rehabilitation efforts need to be encouraged to protect existing low and moderate income housing opportunities.

Demolition and Replacement of Existing Low and Moderate Income Housing Units

Demolition of dilapidated housing ("D" condition) is sometimes required for health and safety reasons, resulting in the displacement of low or moderate income households. This is particularly a problem in rental situations. In some cases, replacement of the low and moderate income units that have been removed is necessary to protect housing opportunities. A determination of the number of units to be replaced needs to be made on a case-by-case basis, reflecting the housing needs of the community. In other instances, a land use other than residential may be preferred following removal. For example, pockets of low income housing off of South Fairview Avenue in Goleta are located under the flight line of the airport and intermingled with commercial and industrial uses; because of health and safety considerations and incompatibility with adjacent uses, commercial or industrial land use may be better here. In such cases, it will be necessary to replace the low and moderate income units that are removed in other areas with comparable proximity to public services and employment.

Conversion of Existing Apartment Units to Condominiums

Conversion of apartment units to condominiums can have the effect of decreasing rental opportunities for persons of low and moderate income. According to a recent housing study conducted for the South Coast area, low income households tend to reside in larger, multiple-unit apartment complexes (General Research Corp., An Evaluation of the Housing Market for UCSB Students, April 1977). Conversion of these comparatively lower cost rental units to condominiums need to be carefully monitored to prevent displacement of low and moderate income persons, particularly on the South Coast where the vacancy rate for rental units is very low.

(According to the 1975 Special Census, the average vacancy rate for the County was four percent. At the present time, the vacancy rate on the South Coast is estimated to be close to one percent, based on the results of a survey conducted by the County Planning Department in the spring of 1978). In April 1979, the County adopted an emergency condominium conversion ordinance. According to this ordinance, the County will deny a conversion which results in the involuntary displacement of any of the existing tenants within five years of approval.

Encouraging and Providing for New Low And Moderate Income Housing

The need for affordable housing opportunities in new residential development is a major issue in the County's Coastal Zone, as well as in other unincorporated areas of the County. Major deterrents to providing new affordable housing are the high costs of land and construction, combined with the high costs of borrowing money. Other factors which need to be considered in determining the amount and type of new housing in the coastal zone are the employment characteristics of the market area and resource constraints.

Affordability

Overpayment, defined by the Department of Housing and Urban Development as housing payments in excess of 25 percent of gross monthly income, is currently the most severe housing problem in Santa Barbara County for renters and owners. According to the 1975 Special Census, 47.4 percent of all rental households in the County and 53.4 percent of the rental households in the South Coast housing market area exceeded the 25 percent standard. A consistent pattern has emerged throughout the County that low and moderate income households spend a larger proportion of their incomes for rent than do higher income families. Among the poorest households, those earning less than \$4,000 in 1974, the median proportion of income spent as rent varied from 43 percent to 100 percent of gross income. Also, households in multiple units pay a higher percentage of gross income for rent compared to households renting single family, 2-to-4 units, or mobile homes. In 1974, overpayment affected 21,000 households in the County with the very low income households accounting for 46.6 percent of these. Given the high incidence of overpayment among lower income households on the South Coast and, thus, the need for affordable housing, inclusionary housing provisions and incentives for constructing new low and moderate income housing are needed.

Relationship with Employment Opportunities

Employment opportunities in a housing market area play a large role in determining the type of housing that is needed. Thus, the housing policies of the LCP must be related to the land use plan and its implications for the future growth of the County. For example, Coastal Act priorities for the preservation of agriculture are reflected in the land use plan which establishes agriculture as a long-term land use. Such land use decisions will certainly sustain, if not increase, the demand for farm laborers and significantly impact the housing market for areas such as the City of Carpinteria. Construction of the LNG facility at Point Conception or the

space shuttle at Vandenberg Air Force Base would bring hundreds of construction workers to these coastal areas and greatly affect the demand for temporary and permanent housing in the County. Also, visitor-serving commercial uses, which are priority uses under the Coastal Act, provide many service-oriented jobs for low and moderate income people. All of these potential employment effects need to be linked to their impacts on the housing market at the time new development is proposed.

Resource Constraints

Water moratoria currently are in effect for the Goleta, Montecito, and Summerland water districts. Thus, new housing in these areas is directly dependent on the use of private wells. In the Carpinteria County Water District, a limited water resource situation prevails and priorities for the remaining water supply need to be established. New development throughout the coastal zone must be tied to the availability of resources and phased according to local plans for expansion of public services, i.e., water, sewer, and roads.

3.5.3 RELATIONSHIP TO THE COUNTY'S PROPOSED HOUSING ELEMENT

The housing component of the Coastal Plan draws upon the housing needs analyses and program recommendations that are contained in the Housing Element of the County's Comprehensive Plan. However, where the Housing Element must address the provision of housing for all economic sectors, the housing provisions of the Coastal Plan focus on the housing needs of low and moderate income households. To this end, special LCP needs analyses are reflected in the planning area discussions of the land use plan (Chapter 4).

As outlined in the Housing Element, the County is divided into five housing market areas (HMA): Lompoc, Santa Maria, Santa Ynez, Cuyama, and the South Coast (Gaviota to the Ventura County line). Of these, the South Coast is the only market area in which major portions of the coastal zone are urbanized; and, within this market area, housing is a coastal planning issue for the urban area from Ellwood east to Carpinteria. The coastal zone west of Ellwood to Gaviota, through the Hollister and Bixby Ranches, and north to Guadalupe, is rugged and rural. Housing in this area is primarily incidental and necessary to agricultural operations. Therefore, in the LCP, the coastal zone from Ellwood to the Ventura County line is viewed as one housing market area within which existing low and moderate income housing opportunities are identified and deficiencies addressed. Housing issues for each planning subarea (Goleta, including Isla Vista and Hope Ranch; Montecito; Summerland; and the Carpinteria Valley) are then evaluated in the context of the total market area. This approach has led to the formulation of general housing policies which apply to the County's entire coastal zone, as well as additional local policies and actions for individual planning areas.

3.5.4 POLICIES AND ACTIONS

Policy 5-1: Affordable low and moderate income housing shall be defined as housing which is capable of being purchased or rented or is occupied by low and moderate income households (see Appendix A for definition of low and moderate income). A dwelling unit is capable of being purchased by a low income household if the total purchase price of the unit does not exceed two and one-half (2.5) times the annual income of the low income purchaser for whom the unit is intended to provide a housing opportunity. A dwelling unit is capable of being purchased by a moderate income household if the total purchase price of the unit does not exceed three and one-half (3.5) times the annual income of the moderate income purchaser for whom the unit is intended to provide a housing opportunity. A dwelling unit is capable of being rented by a low income household if the monthly rental cost does not exceed 25 percent of the gross monthly income of the renter. However, these ratios may be adjusted from time to time to reflect lending practices, interest rates, association fees, and other changes which may affect the ability of low and moderate income persons to purchase or rent the units.

Policy 5-2: To protect existing low and moderate income housing opportunities, rehabilitation programs for areas in need shall be developed.

Action

The County shall identify areas which meet the requirements for government-funded rehabilitation programs, prepare the necessary applications for funding, and develop programs for implementation, including but not limited to a pilot rehabilitation program in Summerland and Carpinteria effective 1979, through the use of Community Development Block Grant funds which have been approved for this purpose.

Policy 5-3: Demolition of existing low and moderate income housing of four or more units shall not be permitted unless:

- a. demolition is necessary for health and safety reasons; or
- b. the units are beyond reasonable repair (i.e., the costs of rehabilitation exceed 50 percent of the value of the unit in its present deteriorated condition); or
- c. demolition of such units will provide new housing opportunities because the land use plan designation and zoning would permit an increase in the number of housing units on the same parcel.

Where such demolition is permitted under a or b, all affordable units shall be replaced on a one-for-two basis. Where permitted under c, replacement shall be on a one-for-one basis. Replacement of affordable units shall be within the same planning area. Such affordable replacement units may be rental or sale units, subject to controls to assure continued affordability.

This policy concerning demolition and replacement shall not be required when units are demolished pursuant to an abatement order from the County in accordance with PRC Section 30005.

Policy 5-4: Conversion of apartment complexes of five units or more to condominiums or stock cooperatives shall not be permitted unless:

- a) comparable rental units are available within the same housing market area for displaced low or moderate income persons, as evidenced by a five percent rental vacancy factor for six months preceding conversion; or
- b) at least one-third of the converted units are provided and maintained as affordable low or moderate income units, subject to controls to assure continued affordability; or
- c) the number of units that have been converted as well as the number of units proposed for conversion within the calendar year do not exceed the number of new rental units that have been constructed in the coastal zone and have occupancy permits in the same calendar year. The units for conversion shall be counted at the time of project approval and not at the time of actual conversion.

Any conversion approved according to a, b, or c shall be subject to the following:

- 1) tenants shall be given notice of intent to convert at least 180 days prior to conversion and first option to purchase the proposed condominiums and
- 2) current low or moderate income tenants will be assured affordable monthly rental payments and not be displaced for a period of five years following the conversion, as provided in the County Code.

Action:

1. The County Planning Department shall determine the vacancy factor in the housing market area six months preceding conversion and the number of rental units that have been constructed during the calendar year.

Following these and other determinations that may be required for consistency with other provisions of this plan, the Planning Department staff shall recommend approval or denial of the project to the Planning Commission.

- Policy 5-5: In large residential developments of 20 units or more, housing opportunities representative of all socioeconomic sectors of the community shall be preferred. Such developments would include a range of apartment sizes (studios, one, two, three, and four bedroom units) and a mix of housing types (apartments, condominiums, and single family detached) to provide for balanced housing opportunities, where feasible.
- Policy 5-6: Review and evaluation of proposed residential developments necessary to carry out the policies set forth in this housing component shall be performed by the planning analyst who is responsible for implementation of the County's Housing Element.
- The duties of this staff position shall include: (1) staff analysis of proposed residential projects in the coastal zone to determine appropriate incentives for the applicant to construct new low and moderate income housing; (2) requirements or conditions for approval to obtain the necessary number of low and moderate income units; and (3) mechanisms for ensuring that low and moderate income units are retained as affordable units over the long term.
- Policy 5-7: Administration of housing programs shall be shared and coordinated as much as possible with agencies such as the Area Planning Council and County Housing Authority to avoid additional staffing requirements and increased costs to the County.
- Policy 5-8: To provide for a balanced housing mix that will accommodate all economic segments of the community, review and approval of new development in the coastal zone, i.e., agriculture, coastal dependent industry, visitor-serving commercial, etc., shall include an assessment of its growth-inducing impacts on housing needs. The provision of adequate housing should be a necessary corollary to new growth-inducing developments.
- Policy 5-9: In the areas designated for commercial uses on the land use plan maps, residential development shall be a permitted secondary use subject to required permits, and existing residential uses shall be considered permitted uses rather than legal non-conforming uses. *(amended by 93-GP-11)*
- Policy 5-10: Because of Isla Vista's location adjacent to the University of California and the critical need to provide affordable housing opportunities for the student population, which forms the majority of the community's residents, the following requirements shall be met in new residential developments of five units or more:
- a. Twenty-five percent of the total units in the project shall be affordable to persons of low or moderate income, depending on the size of the unit as follows:

<u>Size of Unit</u>	<u>Maximum Affordable Sales Price or Rent</u>
Studio	Low
One-bedroom	Low
Two-bedroom	Moderate
Three-bedroom	Moderate

- b. Affordable units required pursuant to this policy shall be provided on site and maintained as affordable units for a period of twenty-five years, consistent with Policy 5-5(c).

NOTE: An implementation program adequate to carry out the housing policies of the land use plan will be prepared in conjunction with development of the Housing Element of the County's Comprehensive Plan. The implementation program will include required programs and actions, identification of the responsible agency or agencies, and a time frame for accomplishment.

3.5.5 Affordable Housing Overlay Designation

The purpose of the Affordable Housing Overlay land use designation is: a) to identify and protect sites planned for residential development that are suitable for the development and provision of affordable housing, and b) to ensure that the selection and development of these sites is consistent with all applicable policies and provisions of the Local Coastal Program. While this overlay allows densities above the maximums otherwise allowed, the overlay shall be applied in a manner which does not supersede the other overlay designations or related policies and provision of the County's Local Coastal Program. Maximum allowable densities shall be determined on a site specific basis, consistent with the policies of the Land Use Plan. *(added by 93-GP-11)*

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

OUTLINE

3.6.1 COASTAL ACT POLICIES

- Coastal-Dependent and Coastal-Related Criteria
- Oil and Gas Development
- Energy Facility Amendments
- Other Coastal Dependent Industrial Uses

3.6.2 SUMMARY OF COASTAL PLANNING ISSUES IN SANTA BARBARA COUNTY

3.6.3 OIL AND GAS DEVELOPMENT

- Background
- Production Areas
- Oil Transportation
- Gas Transportation
- Existing County Regulations for Oil and Gas Development
in the Coastal Zone

3.6.4 LAND USE PLAN PROPOSALS

- Oil and Gas Wells
- Oil and Gas Processing Facilities
- Marine Terminals
- Pipelines
- Electric Transmission Lines
- Piers and Staging Areas
- Other Coastal Dependent Industrial Facilities

3.6.5 THERMAL POWER PLANTS

3.6.1 COASTAL ACT POLICIES

While emphasizing protection, enhancement, and restoration of coastal resources, the Coastal Act also recognizes that certain types of industrial and energy developments may be necessary in the coastal zone. As set forth in Section 30001.2:

The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources of coastal access, it may be necessary to locate such development in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.

Specific sections of the Coastal Act which address industrial and energy development are reviewed below.

Coastal-Dependent and Coastal-Related Criteria

The Coastal Act policies which address industrial development distinguish between coastal-dependent development, coastal-related development, and other types of industrial developments. According to Section 30101 of the Act:

30101. "Coastal-dependent development or use" means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

30101.3 "Coastal-related development" means any use that is dependent on a coastal-dependent development or use.

Examples of coastal-dependent development or use may include: some aquaculture, commercial fishing facilities, ports, marine terminals, and development of oil and gas reserves located offshore or in the coastal zone. Not all activities or facilities associated with such developments are necessarily coastal-dependent uses, however. Processing and storage facilities which support oil and gas development, for instance, may not require a site on or adjacent to the sea within the meaning of Section 30101. This point is well illustrated by several examples in the county, including Unocal's Lompoc oil processing facility, Unocal's Battles gas plant, Exxon's Las Flores Canyon oil processing facility and proposed marine terminal, and POPCO's Las Flores Canyon gas processing facility. These four facilities serve the development of offshore oil and gas reserves but do not require a location adjacent to the sea nor in the coastal zone. Such facilities are coastal-related developments, dependent on coastal-dependent facilities such as offshore oil and gas platforms, subsea well completions, onshore well completions, and connecting pipelines. Whether or not the location of such facilities is appropriate in the Coastal Zone is a determination to be made on a case-by-case basis.

Under Section 30255, coastal-dependent development or use, whether industrial or not, is given priority over other development on or near the shoreline.

30255. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

In addition, Section 30260 of the Act establishes special criteria for allowing coastal dependent industrial facilities.

30260. Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if

(1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

This section of the Act anticipates that coastal-dependent industrial and energy development may not be consistent with other Coastal Act Policies, yet it may be necessary for the public welfare. Additional policies for energy-related industrial development are included in Sections 30232 and 30261 - 30264 of the Act as summarized below.

Oil and Gas Development

Oil and gas development is permitted in the Coastal Zone if found to be consistent with Chapter 3 policies in the Coastal Act. In particular, Section 30232 requires adequate protection against oil spills, stating that:

30232. Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and clean up facilities and procedures shall be provided for accidental spills that do occur.

Coastal-Dependent oil development must also meet the provisions of Section 30262. Section 30262 reads as follows:

30262. Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

(a) The development is performed safely and consistent with the geologic conditions of the well site.

(b) New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.

(c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities, unless use of such structures will result in substantially less environmental risks.

(d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.

(e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.

(f) With respect to new facilities, all oil field brines are reinjected into oil-producing zones unless the Division of Oil and

Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water-quality problems.

Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

Section 30263 establishes criteria for locating refineries in the coastal zone which, among other things, excludes any location on the Channel Islands.

30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.

(b) In addition to meeting all applicable air quality standards, new or expanded refineries of petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the projects upon air quality are offset by reductions in gaseous emissions in the area by the users of the fuels, or, in the case of an expansion of an existing site, total site emission levels, and site levels for each emission type for which national or state ambient air quality standards have been established do not increase.

(c) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from in plant processes where feasible.

Section 30265 of the Act addresses the transportation and refining of crude oil, and emphasizes the use of pipeline over marine tanker for crude oil transport.

30265. The legislature finds and declares all of the following:

(a) Offshore oil production will increase dramatically in the next 10 years from the current 80,000 barrels per day to over 400,000 barrels per day.

(b) Transportation studies have concluded that pipeline transport of oil is generally both economically feasible and environmentally preferable to other forms of crude oil transport.

(c) Oil companies have proposed to build a pipeline to transport offshore crude oil from central California to southern California refineries, and to transport offshore oil to out-of-state refineries.

(d) California would need to be retrofitted if California offshore crude oil were to be used directly as a major feedstock. Refinery modifications may delay achievement of air quality goals in the southern California air basin and other regions of the state.

(e) The County of Santa Barbara has issued an Oil Transportation Plan which assesses the environmental and economic differences among various methods for transporting crude oil from offshore California to refineries.

(f) The Governor should help coordinate decisions concerning the transport and refining of offshore oil in a manner which considers state and local studies undertaken to date, which fully addresses the concerns of all affected regions, and which promotes the greatest benefits to the people of the state.

In addition, the Act encourages consolidation and multi-company use of marine tanker facilities:

30261. Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designated to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oil spills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

Thermal Power Generating Plants

Siting of new or expanded thermal electric generating plants is addressed in Section 30264 of the Coastal Act:

30264. Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be construed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have

greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

In this section, the legislators recognized that the State Energy Resources and Development Commission (California Energy Commission) may decide to select sites in the Coastal Zone upon a showing that these sites have more relative merit than available alternative sites. This siting authority is limited within the Coastal Zone to areas not designated by the California Coastal Commission under Section 30413(b), which states that:

The [Coastal] commission shall, prior to January 1, 1978, and after one or more public hearings, designate those specific locations within the coastal zone where the location of a facility as defined in Section 25110 would prevent the achievement of the objectives of this division; provided, however, the specific locations that are presently used for such facilities and reasonable expansion thereof shall not be so designated. Each such designation shall include a description of the boundaries of such locations, the objectives of this division which would be so affected, and detailed findings concerning the significant adverse impacts that would result from development of a facility in the designated area. The commission shall consider the conclusions, if any, reached by the State Energy Resources Conservation and Development Commission in its most recently promulgated comprehensive report issued pursuant to this subdivision to the State Energy Resources Conservation and Development Commission.

Energy Facility Amendments

In certain instances amendments to the Local Coastal Program may be necessary to satisfy the general welfare of the public. Section 30515 addresses the basis for amending the Local Coastal Program for development of energy facilities.

30515. Any person authorized to undertake a public works project or proposing an energy facility development may request any local government to amend its certified local coastal program, if the purpose of the proposed amendment is to meet public needs of an area greater than that included within such certified local coastal program that had not been anticipated by the person making the request at the time the local coastal program was before the commission for certification. If, after review, the local government determines that the amendment requested would be in conformity with the policies of this division, it may amend its certified local coastal program as provided in Section 30514.

If the local government does not amend its local coastal program, such person may file with the commission a request for amendment which shall set forth the reasons why the proposed amendment is necessary and how such amendment is in conformity with the policies of this division. The local government shall be provided an opportunity to set forth the reasons for its action. The commission may, after public hearing, approve and certify the proposed

amendment it finds, after a careful balancing of social, economic, and environmental effects, that to do otherwise would adversely affect the public welfare, that a public need of an area greater than that included within the certified local coastal program would be met, that there is no feasible, less environmentally damaging alternative way to meet such need, and that the proposed amendment is in conformity with the policies of this division.

Other Coastal-Dependent Industrial Uses

The Coastal Act recognizes that other industrial uses are also coastal dependent. Those that the Act mentions specifically include ports and commercial fishing facilities. Related activities, such as kelp harvesting and processing, aquaculture, fish hatcheries, and desalinization plants, may or may not be considered coastal dependent. Such uses, because they are coastal dependent, are given priority over other land uses on oceanfront lands (Section 30255). Other types of industrial uses (e.g., mineral extraction), which are dependent on resources located within the Coastal Zone as well as elsewhere, would be coastal dependent under circumstances in which the development requires a site on, or adjacent to, the sea to be able to function at all.

3.6.2 SUMMARY OF COASTAL PLANNING ISSUES IN SANTA BARBARA COUNTY

The issues involved with siting and permitting industrial and major energy facilities in the Coastal Zone are complex. The principal concerns that development may adversely impact coastal resources include:

- **Shoreline Access and Recreational Opportunities:** Facilities and associated operations may impose barriers due to structures, fencing around the site, pier facilities across the beach, pipeline rights-of-way, and hazard zones. These barriers may impede lateral or vertical access to the shoreline, block views, or consume limited oceanfront land.
- **Oil Spills:** Critical concerns focus on: (1) preventing oil spills in all aspects of oil and gas exploration, development, and transportation, and (2) providing efficient response and cleanup which entails containment and fast clean up at the source of the spill while protecting critical resource areas such as beaches, estuaries, and wetlands. A major oil spill either onshore in the coastal zone or offshore in State Tidelands or Federal Outer Continental Shelf (OCS) waters would have adverse impacts on the coastal environment, commercial fishing, and recreational beach activities.
- **Land Resources:** Industrial and energy development, including pipelines, unless carefully sited, can result in destruction or adverse impacts on recreational sites, coastal habitats, agricultural lands, and archaeological sites, as well as the overall rural character of the county's coastline. Consolidation of facilities can reduce impacts on land resources by bringing impacts from many different sites to a centralized location.
- **Air Pollution:** The effect of emissions from industrial and energy development on local air quality may cause significant adverse environmental effects and are of considerable concern locally. Emissions

from these facilities are regulated by the Santa Barbara County Air Pollution Control District and State and Federal law.

- **Visual Resources:** Industrial and energy facilities, particularly when sited within view corridors, may represent major impacts on scenic and visual resources. Electric transmission lines, for example, have long-term effects on visual resources. Some impacts can be mitigated through proper siting, screening, undergrounding, and landscaping. Abandonment of an industrial or energy facility must include removal of above ground equipment to reduce impacts on visual resources.
- **Marine Resources:** Industrial and energy facilities that may require ocean water for cooling or heating purposes (i.e., power plants) can have major adverse impacts on marine resources through entrainment of organisms by water intake systems, through discharge of water at a different temperature, and through use of biocides. The impacts to the marine environment from the placement of platforms, drilling of wells, discharge of drilling muds and cuttings, laying marine pipeline, and anchoring of barges include both acute and chronic mortality, and burial from turbidity and redistribution of bottom sediments. These activities also restrict commercial fishing activities in the immediate and surrounding areas.
- **Public Health and Safety:** The general health and safety may be in jeopardy if industrial and energy developments are not wisely located, designed and regulated. Transportation of hazardous material by truck, train, marine tanker, barge, or pipeline, exemplify activities that can pose a danger to surrounding populations. Sites contaminated during operation need to be restored to prevent adverse effects on public health.

The following sections consider each category of energy and industrial facilities separately, and outline the issues and objectives which are addressed in the land use plan. Due to the significance of projects and the increased levels of impacts, recommendations made for oil and gas development in Santa Barbara County are far more detailed than for other types of industrial and energy developments.

3.6.3 OIL AND GAS DEVELOPMENT

Background

Santa Barbara County has a history of oil and gas, and related development which continues to be the principal industrial activity in the Santa Barbara County Coastal Zone. Oil and gas development in Santa Barbara County does not come without potential risks to the public health, safety, welfare, and the environment. Some potential catastrophes are tanker collision with another vessel or with a platform, tanker grounding, platform blowout, oil or gas pipeline rupture, processing facility malfunction, and release of liquefied petroleum gas during loading or shipment. A prime example of an oil related catastrophe was the blowout of Union Oil Company's Platform A on January 28, 1969. The blowout spilled approximately 70 thousand barrels of crude oil into Santa Barbara Channel waters. The oil slick covered up to 660 square miles of the ocean and impacted over 150 miles of coastline. The ecology of the entire area was adversely affected with bird populations suffering the most. Recovery for intertidal areas took nearly two years after the spill to return to their

normal population status. Accidents such as this will continue to be a risk as long as there is oil and gas development in the Santa Barbara area.

Facilities related to potential future development may include offshore platforms, onshore wells, onshore processing facilities, onshore storage facilities, transportation terminals, pipelines, and supply bases. To mitigate for impacts from such facilities, policies for oil and gas development should address strategies such as consolidation of facilities and shipping crude oil via the environmentally superior mode of transportation.

Local planning for energy facilities is hampered to some extent by lack of precise data regarding future development. Oil companies are unable to anticipate their future activities and facility needs beyond three years with any given certainty. Increases in the market price, however, could make some oil fields profitable that were previously uneconomical to produce. Evolution in technology also affects both the location of wells and the efficiency of production, processing, and transportation methods. All of these factors suggest that long range planning must occur within a framework of much uncertainty with respect to the anticipated development of reserves.

Production Areas

Oil and gas is produced from onshore fields, State Tidelands fields, and the Federal Outer Continental Shelf (OCS). OCS production is the largest and has the greatest potential for future expansion. State Tidelands production is relatively small by comparison. Onshore production within the coastal zone is declining and is relatively insignificant in comparison to offshore production or to North County inland production. Issues surrounding each of these producing areas are examined separately.

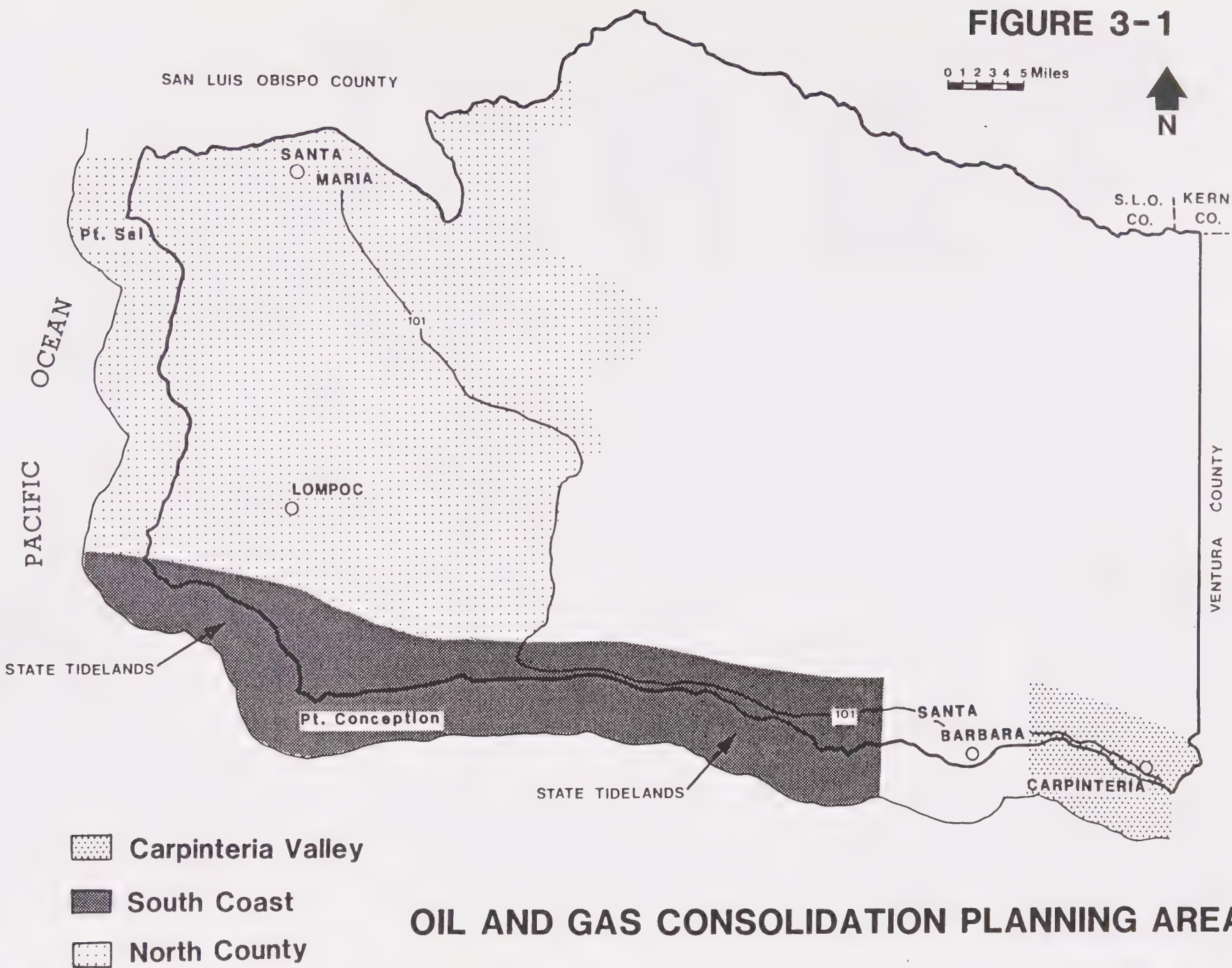
1. Onshore Fields

Production from onshore fields in the Coastal Zone is presently limited to the Guadalupe field wells, Unocal wells in the Santa Maria Valley field, the Shell Western wells near El Capitan and the Ellwood/Dos Pueblos wells. In contrast with levels of production from State and Federal waters, production from onshore wells within the coastal zone is low and declining.

To effectively plan for oil and gas development, the county has established three oil and gas planning regions as illustrated in Figure 3-1:

a) The Carpinteria Valley Consolidation Planning Area (CVCPA): an oil and gas planning region that is bounded by the Santa Barbara County - Ventura County boundary to the east, the three-mile offshore limit line to the south, the City of Santa Barbara eastern boundary to the west, and to the north ridge of the Santa Ynez Mountains.

b) The South Coast Consolidation Planning Area (SCCPA): an oil and gas planning region that is bounded by the City of Santa Barbara to the east, the three-mile offshore limit line to the south, Point Arguello to the west, and the ridge of the Santa Ynez Mountains to the north.



OIL AND GAS CONSOLIDATION PLANNING AREAS

c) The North County Consolidation Planning Area (NCCPA): an oil and gas planning area that is bounded by the Santa Barbara County - San Luis Obispo County boundary to the north, the three-mile offshore limit line to the west, the ridge of the Santa Ynez Mountains to the south, and to the east U.S. 101 north to CA 154; east to CA 176; north until it turns in a northwesterly direction, east to the Los Padres National Forest boundary just south of Lookout Mountain, and National Forest boundary north to the County line.

The CVCPA has experienced considerable activity in the early days of oil exploration and development, from 1896 into the 1960s. Summerland in particular was an extremely active area. The older fields have been depleted to the extent that technology of that period allowed. With urbanization and changes in land use patterns over the past 30 years, oil drilling came under increasing restrictions and prohibitions. Neither the Cities of Santa Barbara, Carpinteria, or the unincorporated area of Montecito allow oil drilling under existing zoning.

The SCCPA, which includes the Coastal Zone between the City of Santa Barbara and Point Arguello is where the bulk of the oil and gas facilities in the Santa Barbara County coastal area are located. These facilities mainly serve offshore fields. Onshore oil fields currently under production from this area are the El Capitan field and the Ellwood/Dos Pueblos field which traverses the coastline.

The NCCPA, which includes the Coastal Zone between Point Arguello and the Santa Maria River, contains the county's largest onshore production, although most of this production occurs outside the Coastal Zone. Much of this planning area is covered by Vandenberg Air Force Base.

2. State Tidelands Fields

Several State Tidelands leases exist offshore Santa Barbara County on parcels between Point Conception and the Ventura County line. State Tidelands consists of ocean waters from the mean high tide line to three miles offshore. The principal agency responsible for managing these waters and subsea mineral resources is the State Lands Commission.

Many areas within the State Tidelands offshore Santa Barbara County are included in the State Oil and Gas Sanctuary. The State Lands Commission has prohibited oil and gas leasing and development in these areas. The State Oil and Gas Sanctuary offshore Santa Barbara County consists of State Tidelands waters from Summerland to Goleta Point, from Point Conception north, and a few previously active offshore leases between Ellwood and Point Conception that have been quitclaimed to the state as illustrated in Figure 3-2.

Oil and gas extraction has been declining in the State Tidelands, though it could increase with improved market conditions, use of enhanced recovery techniques and future leasing. Oil and gas extraction in the State Tidelands can come from many types of production methods. Technology exists that allows production of some offshore hydrocarbon fields from wells situated at an onshore location, by using directional drilling techniques. Although directional drilling is not new, constantly improving technology allows industry to reach further distances offshore, in some cases avoiding the need for offshore

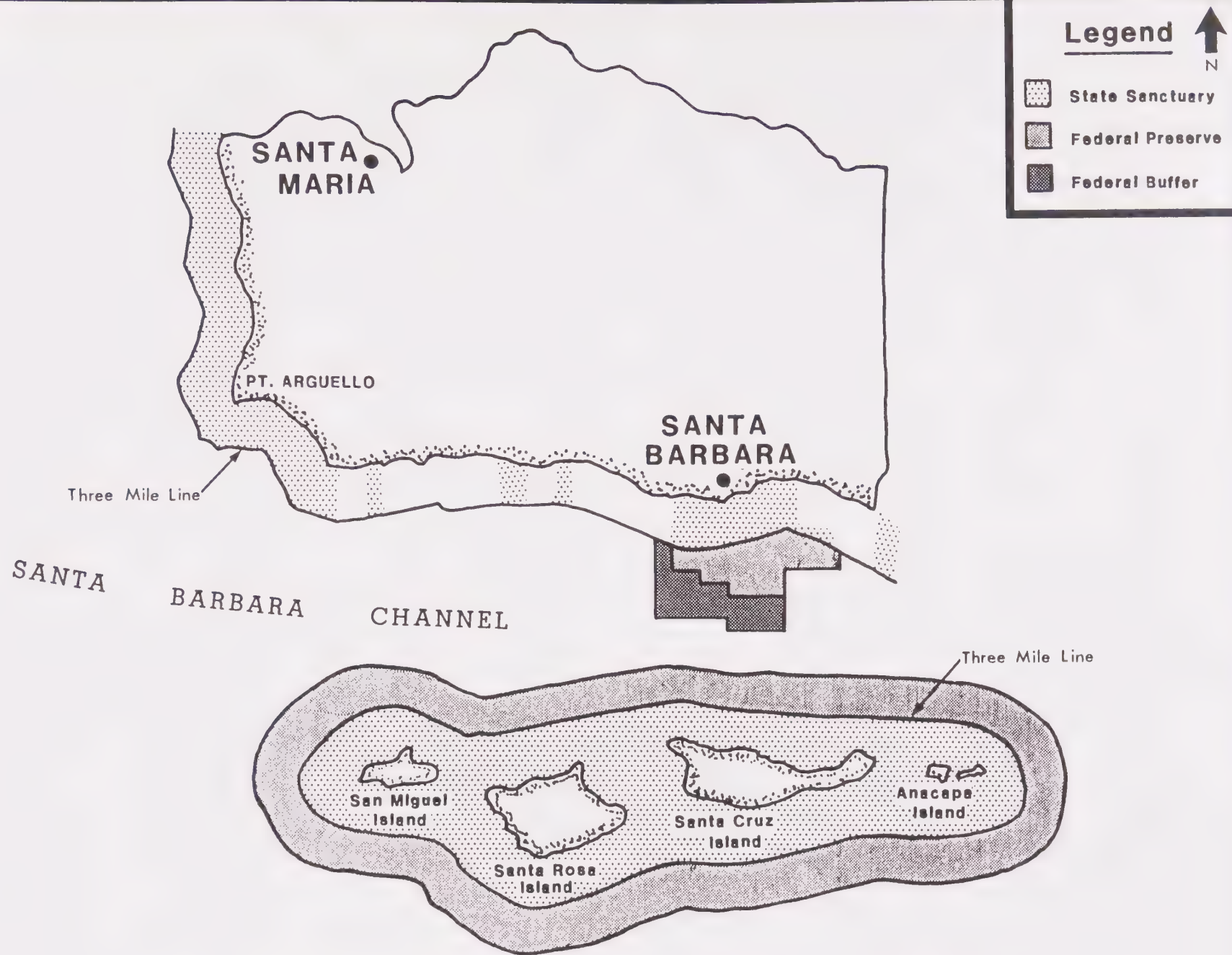


FIGURE 3-2 OIL AND GAS SANCTUARY AREAS

As of 12/31/90

NOTE: Figure not to scale

platforms to recover resources. Unocal is using directional drilling technology to produce offshore reserves from onshore wellheads at Government Point. ARCO also employs directional drilling techniques to produce offshore oil from wellheads in the Dos Pueblos and Ellwood areas.

Subsea wells, located on the sea floor, are used to extract hydrocarbons below the sea surface and then the product is shipped by pipeline to a processing facility onshore. Subsea wells offshore Santa Barbara County are used by Phillips Petroleum to produce gas from State Tideland Lease PRC-2933 and by ARCO to produce oil from State Tideland Lease PRC-2793.

Platform production is achieved by drilling from an immobile, offshore structure for oil and gas. Piers and manmade islands are used in situations where the hydrocarbon field is near the coastline, directional drilling techniques could make pier and offshore island production obsolete.

Offshore oil development in the State Tidelands is most intense in the CVCPA, with four platforms: Hope, Hilda, Hazel and Heidi, all operated by Chevron. Chevron's Carpinteria processing facilities receives and processes production from these four platforms for shipment to the Los Angeles area via pipeline.

The State Tidelands of the SCCPA contain ARCO's platform Holly offshore Ellwood, this is the only other existing platform in State Tidelands waters off Santa Barbara County. Two platforms have been removed from this planning area, they are Texaco's platforms Herman and Helen.

There has been no development of oil and gas reserves in State Tidelands in the NCCPA and none is expected since the area is part of the State Oil and Gas Sanctuary.

3. Federal Fields in the Pacific Outer Continental Shelf (OCS)

Oil and gas production is estimated to increase substantially in the Federal OCS and is estimated to reach peak production towards the end of the century according to the Department of the Interior, Minerals Management Service (MMS), which is the managing agency for development of oil and gas fields in Pacific OCS waters.

In Pacific OCS waters offshore of Santa Barbara County area there are 15 production units that are used for planning production strategies of hydrocarbon fields (see Figure 3-3). A production unit is an area of pooled interests, ownership, and control in a producing field or part of a field by two or more companies, but explored and/or produced by one operator. Unitization serves to protect environmental resources, to eliminate duplication of operations, and to maximize resources recovered. The designation of units is controlled by the MMS, who formulates units and encourages voluntary unitization between lease holders.

The eastern part of the Santa Barbara Channel contains a majority of the oil/gas production platforms in the Pacific OCS waters. Production from this area is sent onshore for processing at Chevron's facility in Carpinteria or to either the Phillips, Mobil, or Unocal processing facilities located in Ventura County.



FIGURE 3-3 PLATFORMS OFFSHORE SANTA BARBARA COUNTY

The western portion of the Santa Barbara Channel has less production occurring in Federal waters. Future development sources in the Santa Barbara Channel include Exxon's Platforms Heather, Heritage, and Harmony in the Santa Ynez Unit of the western part of the Channel. Exxon will send production to its onshore consolidated facility in Las Flores Canyon for processing.

In 1988 the entire Santa Maria Basin produced over six million barrels of oil and close to one billion cubic feet of gas from one platform (Irene) that lies in the central Santa Maria Basin. Unocal transports oil from Platform Irene via pipeline to its onshore oil processing facility, located northeast of Lompoc, and then sends the processed oil via pipeline to its upgrader facility in San Luis Obispo County. Gas produced from Platform Irene is processed at the Battles Gas Plant located east of Santa Maria.

Chevron, Texaco, and partners have three platforms in the southern Santa Maria Basin that could begin production in late 1990 or early 1991. Chevron will process its production at its consolidated facility at Gaviota. The northern Santa Maria Basin does not contain any offshore oil development as of 1990. Further development in the Santa Maria Basin has been projected and the total production from the Santa Maria Basin may rise considerably.

For the production occurring in the Santa Barbara Channel, adequate processing capacity exists. For production in the Santa Maria Basin the availability of gas processing capacity is not certain. One or more new processing facilities may be proposed by industry to accommodate the expected production increases in the Santa Maria Basin.

Oil Transportation

Oil emulsion (that is, a mixture of oil and water where the two components have emulsified and cannot be easily separated) is transported from the point of production to a processing facility by pipeline. At the processing facility, the emulsified oil is treated by separating the gas, oil, water, and other impurities. This separating process produces sales quality crude oil. After processing, crude oil can be transported to refineries by various methods, including pipelines, marine tanker or barge, train, and truck.

In 1985, the county adopted policies which, for environmental and safety reasons, identify pipeline transportation is the preferred method of transporting oil from Santa Barbara County. These policies resulted from a rigorous examination of alternative modes for transporting crude oil from the county, including pipeline, marine tanker and barge, and train. The examination, *Oil Transportation Plan and Draft Environmental Impact Report* which was finalized in 1985, concluded that pipelines relieve congestion of tanker and other marine vessel traffic, reduce air emissions, and reduce the risk of a major oil spill, particularly offshore, where containment and cleanup are the most difficult.

Three major pipelines that move crude oil from Santa Barbara County to refineries outside the county are as follows (this is not a complete list of pipelines in Santa Barbara County):

- Celeron/All American pipeline -- Travels from Las Flores Canyon and Gaviota north to the Santa Barbara/San Luis Obispo county line and then east through Cuyama to Kern County where oil can continue on

to Texas or go into other pipeline systems for delivery elsewhere. This pipeline has a capacity of 300 thousand barrels per day, although additional heater stations can increase the capacity.

- Unocal Crude Oil pipeline -- Travels from Lompoc Dehydration Facility north to Unocal's Santa Maria refinery near Nipomo in San Luis Obispo County and then on to the Bay Area refining center or to marine terminals. This pipeline has a capacity of 50 thousand barrels per day.
- Chevron Carpinteria pipeline -- Travels from Chevron's Carpinteria processing facility south and feeds into Mobil's Rincon pipeline in Ventura County which connects with refineries in Los Angeles.

Four marine terminals, located on the South Coast, provide tanker transport of Santa Barbara County's oil and gas production. These terminals are Unocal's Government Point marine terminal, Gaviota interim marine terminal, Arco's Ellwood marine terminal, which are located in the SCCPA, and the Carpinteria marine terminal located in the CVCPA. Also, Exxon's offshore storage and treatment vessel serves as a marine terminal for shipping crude produced offshore of Santa Barbara County.

Gas Transportation

Typically, raw gas is shipped by pipeline from the wellhead to a processing facility to separate out wanted and unwanted components such as: water and unwanted carbon dioxide, gas liquids, and sulfur. After separation, the gas is either used onsite to fuel equipment or delivered to a public utility for sale.

Raw gas extracted from wells in Santa Barbara County, state tidelands, and OCS often contains hydrogen sulfide (H_2S). This substance is considered lethal and any pipeline carrying it should be routed to insure minimal risk to surrounding populations.

Further information discussing gas transportation is found in the County of Santa Barbara, Siting Gas Processing Facilities Study which is incorporated into this Local Coastal Plan under Policy #6-6B.

Existing County Regulations for Oil and Gas Development in the Coastal Zone

Currently, the County regulates oil and gas production facilities with the Coastal Plan, the Coastal Zoning Ordinance, Chapter 25 of the Santa Barbara County Code (the Petroleum Ordinance), and through regulations on specific project permits.

The Coastal Zoning Ordinance sets forth specific regulations and development standards for the permitted locations for drilling and processing of oil, gas, and other hydrocarbons. In general, production shall be permitted in the "Agriculture II" (AG-II) District and "Coastal Dependent Industry (M-CD) District. Oil production may be permitted subject to securing a permit from the County Planning Commission. A processing facility for offshore oil and gas

development is permitted only in Coastal-Dependent Industry (M-CD) or Coastal-Related Industry (M-CR) zone districts.

Petroleum Ordinance No. 2795 and its amendment (Ordinance No. 2832) contain technical standards for oil drilling activities in the County. The Ordinance regulates drilling, producing, operating, and abandoning wells, pipelines, tanks, and associated equipment; requires a performance bond; and establishes requirements for erosion, pollution, fire, and safety hazards. In addition Ordinance No. 2832 defines standards for emissions and for monitoring emissions, including alert and emergency shutdown procedures.

The Energy Facility Siting Management Plan for the Mussel Rock Dunes was adopted by the County on January 26, 1981 to prevent potential conflicts over sensitive habitats and impacts caused by the location of additional drilling on existing fields. The plan, which contains policies and standards for oil development in the Dunes area, is incorporated by reference into the Coastal Plan.

In 1990, the county adopted the study entitled, *Siting Gas Processing Facilities, Siting and Screening Criteria*, which is not incorporated into the Coastal Plan. That study establishes criteria for siting a major gas processing facility in the North County Consolidation Planning Area to support current and future gas production.

3.6.4 LAND USE PLAN PROPOSALS

The land use plan must specify where, when, and under what conditions industrial and energy development, whether coastal-dependent or coastal-related, may locate within the County's coastal zone. The locational issues are resolved in two ways. A separate land use designation, Coastal-Dependent Industry, handles uses which require locations on or adjacent to the sea to be able to function at all. Another land use designation, Coastal-Related Industry, handles uses which are dependent on a coastal-dependent development or use. As is current County practice, the land use plan also permits many energy related facilities such as pipelines, transmission lines, and oil wells under other land use designations. Table 3-1 shows which facilities are permitted in each of the land use designations.

Phasing of energy facilities could result in increased protection of coastal resources through use of consolidated facilities coupled with a more even resource recovery schedule. This would lead to an overall reduction in oil spill potential, less air pollution, and fewer facilities. To better protect coastal resources, Santa Barbara County has established policies for consolidating oil and gas processing facilities, pipelines, and marine terminals.

Finally, the land use plan must specify conditions under which industrial and energy development, whether coastal-dependent or coastal-related, will be permitted. As Santa Barbara County agencies have developed experience over the years with oil and gas operations, relatively few modifications are needed to make local regulations consistent with the Coastal Act. In the following sections, policies are recommended for most categories of coastal dependent and coastal related industrial uses. Discussion of issues and recommendations for thermal power plants is included in Section 3.6.5. In addition to conformance with the specific energy and industrial policies in the following sections, all coastal-dependent and coastal-related development will have to meet the standards set forth in all other applicable policies of the land use plan.

TABLE 3-1

PRINCIPLE LAND USE CLASSIFICATIONS											OVERLAY DESIGNATIONS	
Energy Related Activities	Agriculture I	Agriculture II	Mountainous and Open Lands	All Commercial	Rural Residential	All Other Residential	Coastal Dependent or Related Industrial	All Other Industrial	Community Facilities	Recreation	Habitat Areas	View Corridor
1. Exploratory wells		P	CUP		CUP		P	CUP			CUP	CUP
2. Onshore oil development, including wells, pipelines, storage tanks, processing facilities, and truck terminals		P	CUP		CUP		P	CUP			CUP	CUP
3. Processing facilities for offshore oil development, including marine terminals, oil spill containment and cleanup facilities							P					CUP
4. Thermal Power plants ¹												
5. Pipelines and related facilities, i.e., pump stations	P	P	P	P	P	P	P	P	P	P	CUP	P
6. High voltage transmission lines	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
7. Piers, staging areas		CUP			CUP		P					CUP
8. Supply bases							P					CUP
9. Aquaculture		CUP	CUP		CUP		P		P	P	CUP in wetlands only	CUP
10. Underground ² gas storage and related facilities, i.e., compressor stations, gas wells, and pipelines												

KEY: P Permitted use as long as all standards set forth in land use policies are met. CUP Requires conditional use permit in the coastal zone. 1 County jurisdiction over power plants has been preempted. 2 Underground gas storage and related facilities only at their existing location on the Pacific Lighting Property in Goleta.

Oil and Gas Wells

Oil and gas production is regulated under the County's Petroleum Ordinance No. 2795 (as amended by Ordinance No. 2832). This Ordinance incorporates provisions of other administrative units, including the Division of Oil and Gas and the Water Quality Control Board. Regulations cover drilling, producing, operating and abandonment; petroleum wells, pipelines, tanks, and associated equipment; erosion; pollution; fire hazards; and, finally, require a performance bond.

Operations on the site and impacts of operation on adjoining land uses are covered by the County Zoning Ordinance No. 661, under several sections. These sections regulate setbacks, well density, removal of equipment, piers, safety equipment, erosion, plantings, dust and other emissions, color of structures, duration of daily operation, and general appearance. While the existing ordinances are generally consistent with the Coastal Act, they need to be clarified in a few instances to sharpen their protection of resources located in the coastal zone.

The Petroleum Ordinance does not distinguish between exploratory wells and production wells. However, the cumulative impacts due to production wells spread over an area are different than those of one exploratory well. It makes little sense to permit an exploratory well at a site where, for a variety of reasons, production wells would not be desirable. An assessment of whether development would be acceptable requires an analysis of the site, other facilities, coastal resources, and potential buildout. In short, a preliminary assessment of potential impacts needs to begin at the point of exploration, as the exploratory well could end up being a production well and, potentially, part of a clustered or other development, if oil were found in paying quantities.

This initial assessment could be handled by a preliminary plan, submitted at the time of application for permit to drill an exploratory well. If additional wells are drilled in the same lease area, a detailed development plan could then be required. Should any of the projects under the lease be subject to CEQA, the development plan would serve as an important source of information.

Where

Oil and gas wells are permitted in Coastal Dependent Industry and Agriculture II designations and are conditionally permitted uses in Mountainous Areas, Open Lands, Rural Residential, and all other Industrial classifications (refer to Table 3-1).

Policies

The existing Petroleum Ordinance is generally consistent with the Coastal Act, and shall be incorporated, with some modifications, within the land use plan. The following modifications are proposed:

Policy 6-1: To assist the Petroleum Administrator in granting permits for petroleum wells in the coastal zone, a plan shall be prepared by the applicant and approved by the County. This plan shall consist of an Exploratory Plan for an exploratory well and a Development Plan for development wells. The purpose of the Exploratory Plan is to enable the Petroleum Administrator to make a preliminary assessment

of potential coastal resource impacts, since the presence of oil or gas, and its depth and location, would be unknown. The Exploratory Plan would be less detailed than the Development Plan, but would address the same issues as the Development Plan.

Policy 6-2: The Development Plan shall accompany the application for permit filed with the Petroleum Administrator. It shall be reviewed annually by the Petroleum Administrator and updated as needed or when additional changes in facilities or operating conditions are proposed and accepted. The Development Plan shall consist of the following:

- a. A plot plan of the entire area under lease or ownership, showing relationship of proposed facilities, including location of well(s) to ultimate potential development.
- b. A map (1" = 50') showing relationship of proposed facilities to other buildings, structures, and/or natural or artificial features, including habitats, prime agricultural land, recreational areas, scenic resources, and archaeological sites within 1,000 feet of the well(s).
- c. A plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recreational areas, scenic resources, and archaeological sites due to siting, construction, or operation of facilities.
- d. An oil spill contingency plan indicating location and type of cleanup equipment, designation of responsibilities for monitoring cleanup, disposition of wastes, and reporting of incident.
- e. An analysis of the potential for consolidation of facilities, including clustering of wells on production islands, but especially for consolidation with other operators.
- f. A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion, consolidation, and decommissioning.

Policy 6-3: All oil and gas development in areas designated as environmentally sensitive habitats in the land use plan shall be subject to environmental review.

Policy 6-4: Upon completion of production, the area affected by the drilling, processing, or other related petroleum activity, shall be appropriately contoured, reseeded, and landscaped to conform with the surrounding topography and vegetation.

Policy 6-5: Future projects for increasing or modifying production at the Shell Capitan or Thriftway oil wells shall be permitted only if the net overall impact of production on coastal visual resources is improved. In particular, the impact of storage tanks and pumping equipment on visual resources shall be mitigated by appropriate

measures such as siting, depression below grade, and vegetative screening.

Policy 6-5A: The County's oil transportation policies shall be periodically reviewed and adjusted, if necessary. The first such review by the Planning Commission and Board of Supervisors shall take place no later than July 31, 1986. (Adopted by B/S 6/18/84, Resol. #84-284)

Oil and Gas Processing Facilities

The County currently has eight oil and gas processing facilities located in the coastal zone, two of which are not in operation (Shell Western--Molino and Texaco--Gaviota). The remaining six facilities process oil only, gas only, or both oil and gas from offshore fields (Unocal--Government Point, ARCO--Gaviota, Chevron--Gaviota, Phillips--Tajiguas, ARCO Dos Pueblos, and ARCO Ellwood). Other processing facilities that support offshore oil and gas development are located outside the Coastal Zone; they include Exxon's oil and gas processing facility in Las Flores Canyon, POPCO's gas processing facility in Las Flores Canyon, Unocal's oil processing facility north of Lompoc, and Unocal's Battles gas plant near Santa Maria. Although somewhat lower than previously anticipated, production forecasts in 1990 continue to indicate that offshore oil and gas production will increase considerably above historic levels, possibly peaking during the mid-1990s and perhaps again sometime after year 2000. The associated demand to develop onshore processing, storing, and transporting facilities requires a special planning focus to address long-term, land-use, public safety, and environmental management concerns. The coastal zone area west of the City of Santa Barbara to Point Arguello is expected to be most affected by increased oil and gas production offshore. Consequently, this area plus a parallel strip of land outside of the coastal zone, has been designated as the South Coast Consolidation Planning Area (SCCPA). Another parallel strip of land which follows to the east and has experienced much oil and gas development in the past has been designated as the Carinteria Valley Consolidation Planning Area (CVCPA). Lastly, a larger area that runs north from the South Coast Consolidation Planning Area has been designated as the North County Consolidation Planning Area (NCCPA). Such designations allow the County to focus policies on reducing the proliferation of oil and gas processing facilities in the area, according to the particular characteristics of each area.

Oil transportation is one of the key issues associated with oil development in Santa Barbara County. Pipelines have been found to be environmentally superior to tankers. Tanker transportation presents greater impacts to marine, visual, recreation and air resources than do pipelines. General pipeline "feasibility" will be determined through the market based on producer choice of refining center, refining capacity in that center, and economic feasibility being tested through ability to obtain financing and the choice to build and operate the pipeline. Once constructed and operational to the refining center of a producer's choice (e.g. Houston, San Francisco, Los Angeles), pipelines shall be the required mode of transportation because they are less environmentally damaging than other modes of transportation. This requirement is based on the assumption that when operational, pipelines serving various refining centers will have adequate capacity and that the tariffs and costs of transporting the oil to its ultimate refining destination will be reasonable. This "reasonableness" will be based on the balancing of public and private interests in economic and environmental factors. (Adopted by B/S 6/18/84, Resol. #84-284).

The County should assure that producers have access to competitive markets, however, the County need not provide unlimited flexibility to all producers. Since pipelines are not yet in place and may not be constructed to all refining centers, other methods of oil transportation are needed for production that precedes pipeline construction and operation and for refining centers not served by pipeline. (Adopted by B/S 6/18/84, Resol. #84-284).

The County recognizes the potential for transportation demand to exceed system capacity and should take affirmative measures to ensure equitable, pro-rata access to the transportation system by all shippers consistent with the County's goals of consolidation. (Adopted by B/S 6/18/84, Resol. #84-284).

Because of uncertainty regarding crude oil production volumes, industry economics, and permits, there is a need for periodic review of the County's oil transportation policies. (Adopted by B/S 6/18/84, Resol. #84-284).

Where

For areas inside the South Coast Consolidation Planning Area (as defined in Policy 6-6B below, the County has designated Las Flores Canyon and Gaviota as consolidated oil and gas processing sites to minimize the industrialization of the South Coast.

In accordance with existing County procedures and regulations, processing facilities required for production from onshore oil wells are permitted in Agriculture II as well as on sites designated as Coastal Dependent Industry, and are conditionally permitted uses in several other land use classifications (refer to Table 3-1).

Policy 6-6A applies to oil and gas processing facilities and sites that serve offshore producers. Policy 6-6B applies to all oil and gas processing facilities located outside the South Coast Consolidation Planning Area. Policies 6-6C through 6-6G, which comprise the County's South Coast Consolidation Policies, apply to oil and gas facilities located within the South Coast Consolidation Planning Area (SCCPA).

Policies¹

Policy 6-6A: If upper throughput limits exist in any new oil transportation system, the County shall, to the maximum extent feasible and legally permissible, assure equitable, pro-rata access for all shippers. Permits for oil transportation systems shall require the permittee to achieve County's goals for consolidation. County shall retain continuing permit jurisdiction to assure that these goals are met. For the purposes of this plan, "shipper" shall refer to the entity in legal ownership of the oil to be transported. (Added 7/88).

¹ After certification of the LCP, any new processing facility for offshore oil or gas, not on a site designated for Coastal Dependent Industry, will require an amendment to the LCP.

Policy 6-6B: Except for facilities not-directly related to oil and gas processing as referenced in Policy 6-11B (Marine Terminals), this policy applies to areas of the coastal zone that are outside the South Coast Consolidation Planning Area (SCCPA). The SCCPA is the unincorporated area from Point Arguello to the western boundary of the City of Santa Barbara, and from the ridge of the Santa Ynez Mountains to the three-mile offshore limit. (Added 12/14/87, B/S Resol. #87-616)

If new sites for processing facilities to serve offshore oil and gas development are needed, expansion of facilities on existing sites or on land adjacent to existing sites shall take precedence over opening up additional areas, unless it can be shown that the environmental impacts of opening up a new site are less than the impacts of expansion on or adjacent to existing sites. Consideration shall also be given to economic feasibility.

Policies 6-6C through 6-6G (applicability). The intent and purpose of Policies 6-6C through 6-6G apply to the South Coast Consolidation Planning Area (SCCPA), delineated as the unincorporated area from Point Arguello to the City of Santa Barbara, and from the ridge of the Santa Ynez Mountains to the three-mile offshore limit line. (Added 12/14/87, B/S Resol. #87-616)

The terms "new production" and "new oil and gas production" and "new gas production" are used to refer to:

1. The development of any oil and/or gas after the adoption of these policies which requires new discretionary local, state, or federal permits unless its from an existing well or platform; or
2. The development of any oil and/or gas which, after the adoption of these policies, requires approval of a new platform, or a new subsea or onshore well completion.

If the operator contends that a Constitutionally-protected vested right exists within the context of existing permits to process new production at a facility which is not at a County-designated consolidated site, the operator may file a request for a determination to allow processing of that production at the nonconsolidated site. (Added 12/14/87, B/S Resol. #87-616)

Policy 6-6C: Consolidation of Oil and Gas Processing Facilities in the South Coast Consolidation Planning Area. (Added 12/14/87, B/S Resol. #87-616)

New oil and gas production from offshore reservoirs or zones shall be processed at facilities approved for consolidated processing to the maximum extent technically and environmentally feasible. Commingled processing shall be required to avoid or reduce project and cumulative impacts -- considering environmental, socioeconomic, safety, and land use concerns -- that otherwise would result from construction and/or operation of redundant processing capacity, redundant pipelines, or redundant ancillary facilities.

Construction of new processing facilities at consolidated sites will be considered only if the Planning Commission determines that said facilities are not redundant, finding that one or more of the following conditions apply:

Condition 1: Existing and approved processing capacity at the sites designated for consolidation is insufficient to accommodate proposed new production for a period of time that would render development of the offshore reservoir(s) infeasible. In making the determination that existing and approved capacity is insufficient, the County shall consider feasible delays in development of the offshore reservoir(s) to maximize use of existing and approved processing capacity. The County also shall consider expansion of facilities at consolidated sites to provide sufficient processing capacity for the new production.

Condition 2: The specific chemical characteristics and physical properties of oil or gas from a particular reservoir would render development of the resource technically infeasible unless specialized units can be built. Specialized units may include partial dehydration equipment if it is required to adapt a resource to the technical requirements of a processing facility. Modifications or additions to existing units at consolidated sites shall be favored over construction of an entire separate processing facility insofar as such modifications or additions render the resource characteristics and the technical processing requirements of a facility compatible with one another.

Condition 3: Commingling the production in currently approved facilities at consolidated sites is environmentally unacceptable.

Policy Implementation

Approval of a new processing facility at a consolidated site shall be contingent upon shared use of existing ancillary facilities to the maximum extent feasible.

Policy 6-6D: Consolidation of Oil and Gas Processing Sites in the South Coast Consolidation Planning Area. (Added 7/14/87, B/S Resol #87-616)

The oil and gas processing sites at Gaviota (APNs 81-130-07, 81-130-52, and 81-130-53) and Las Flores Canyon (APNs 81-220-14 and 81-230-19) are designated as consolidated sites for processing oil and gas production from offshore reservoirs and zones. Any new oil and gas production from offshore reservoirs or zones that is processed within the SCCPA shall be processed at these two sites. (Added 7/14/87, B/S Resol #87-616)

Policy 6-6E: Equitable, Nondiscriminatory Access to Consolidated Facilities and Sites.

Operators and owners of County-designated consolidated facilities and sites shall make their facilities and property available for commingled processing and consolidation of oil and gas facilities on an equitable and nondiscriminatory basis.

If existing processing capacity is insufficient to accommodate proposed production and new facilities are not permittable pursuant to the County's consolidation policies, operators of consolidated facilities shall reduce throughput on a pro-rata basis to accommodate other developers.

Policy 6-6F: Review of Oil and Gas Facility Permits. (Added 12/14/87, B/S Resol #87-616)

The Planning Commission shall review permits that are approved after August 12, 1985 for new or modified oil and gas facilities when throughput, averaged (arithmetic mean) over any twelve (12) consecutive months, does not exceed 3 percent of the facility's maximum permitted operating capacity. The review shall be conducted in a duly-noticed public hearing to determine if facility abandonment or facility modifications are appropriate.

Policy 6-6G: Review of South Coast Consolidation Policies. (Added 12/14/87, B/S Resol #87-616)

The County shall periodically review the South Coast Consolidation policies in view of new or updated information such as: revised production forecasts, revised air quality data, advancements in technology for reduction of air emissions, and results of impact monitoring programs. The results of the policy review shall be presented in a duly-noticed public hearing, and appropriate revisions in the policies shall be pursued as deemed necessary by the County.

Policy 6-7: The sections of the Petroleum Ordinance, Ordinance No. 661, and "Statement of Policy Relative to the Location of On-shore Facilities" (Statement) that address oil and gas processing facilities are hereby incorporated by reference in the land use plan. The Statement does not apply, however, to the South Coast Consolidation Planning Area, which is defined in Policy 6-6B. (Revised 12/14/76, B/S Resol #87-616)

Policy 6-8: If an onshore pipeline for transporting crude oil to refineries is determined to be technically and economically feasible, proposals for expansion, modification, or construction of new oil and gas processing facilities shall be conditioned to require transportation of oil through the pipeline when constructed, unless such condition would not be feasible for a particular shipper. (Revised 6/18/84, B/S Resol #84-284; 11/19/91, B/S Resol #91-670).

a) Pipeline transportation of crude oil to a refining center served by a pipeline is presumed to be technically and economically feasible and the required method of transportation to that center. (Revised 6/18/84, B/S Resol #84-284).

b) Pipeline transportation of crude oil is presumed feasible for a particular shipper if a pipeline is in operation to the refining center of the shipper's choice. (Revised 6/18/84, B/S Resol #84-284).

c) Crude oil processing facilities shall be conditioned to require that each shipper's oil leaving those facilities be transported by pipeline when a pipeline is in operation to the refining center of the shipper's choice. (Revised 6/18/84, B/S Resol #84-284).

d) Until pipelines become available, and for refining centers not served by pipeline, other modes of oil transportation are allowed consistent with County policies. Rail is not preferred for large volume shipments of oil. (Revised 6/18/84, B/S Resol #84-284).

e) For refining centers served by pipeline, other modes of transportation up to the limits of permitted capacity for those modes, and with assurances that the shipper or transportation facility operator can and will mitigate the environmental impacts caused by the alternate transportation mode, are allowed only under the following circumstances:

1) Pipeline unavailability or inadequate capacity; or

2) A refinery upset lasting no longer than two (2) months and only where the alternate refining center is not served by pipeline; or

3) An emergency which may include a national state of emergency. (Revised 6/18/84, B/S Resol #84-284).

Policy 6-9: Applicants for oil and gas processing facilities shall prepare and keep updated emergency response plans to deal with the potential consequences of hydrocarbon leaks or fires. These emergency response plans shall be approved by the County's Emergency Services Coordinator and Fire Department.

Marine Terminals

The County has permit jurisdiction over those portions of a marine terminal that are on land (i.e., pipelines, storage tanks) except where the County has been granted jurisdiction over State Tidelands.² Those portions of a marine terminal which are seaward of the mean high tide line are regulated by the Coast Guard and the State Lands Commission. Further, the County's "Statement of Policy Relative to the Location of On-Shore Oil Facilities" favors no more than one additional marine terminal along the South Coast.

While the existing policies and regulations appear consistent with the policies of the Coastal Act, policies addressing the location of new marine terminals need to be clarified in two aspects: (1) the status of marine terminals if an onshore pipeline proves to be feasible, and (2) the impact of lease sale #53 on the need for marine terminals between Point Conception and the Santa Maria River.

The County recognizes the potential for transportation demand to exceed system capacity and should take affirmative measures to ensure equitable access to the transportation system by all shippers entitled to use it consistent with

² The County's only granted Tidelands are in Carpinteria. The existing Chevron marine terminal in Carpinteria is under the jurisdiction of the City.

the County's goals of consolidation. Equitable access is intended to prevent non-owners of a facility from being forced out of, or not allowed into, transportation facilities. (Added 6/18/84, B/S Resol #84-284).

The County does not wish to encourage the long term use of marine transportation facilities which are incompatible with surrounding land uses or which possess technological limitations significantly affecting or potentially affecting public health and safety and the environment. (Added 6/18/84, B/S Resol #84-284).

Where

Landward support facilities for the Gaviota Interim Marine Terminal are designated as Coastal Dependent Industry on the land use plan maps.

Oil storage sites (tank farms) for transportation facilities should be consolidated and serve the entire oil transportation system (pipeline, marine, rail, other). A siting study was conducted in 1984 which identified the preferred environmental characteristics for an oil storage site on the Gaviota coast. These characteristics are based on those of Canada de la Pila for all attributes except geology and soils, which must meet standard County requirements through engineering and design review. Present County policy precludes the use of Canada de la Pila as a tank farm site. Proposed oil storage sites should meet these standards through project design and on-and off-site mitigation, though the County recognizes that environmental trade-offs may be required to ensure than an environmentally preferable site is used.

Policies

- Policy 6-10: All relevant sections of Ordinance No. 661, the Petroleum Ordinance, and "Statement of Policy Relative to the location of On-Shore Oil Facilities" are hereby incorporated by reference.
- Policy 6-11: If an onshore pipeline is determined to be technically and economically feasible existing marine terminals shall become, after a specified period, non-conforming uses. Crude oil shall be transported by pipeline, unless the County makes the finding that transportation of oil by pipeline is not feasible for a particular shipper according to the provisions of Policies 6-8 and 6-8A. (Revised 6/18/84, B/S Resol #84-284).
- Policy 6-11B: Policies 6-6 and 6-6A regarding consolidation of oil and gas processing facilities shall be applied to all oil and gas facilities. Consolidated storage facilities shall be designed to support a complete oil transportation system including one or more transportation modes. Facilities approved by the County shall be sited to provide for reasonable expansion. (Added 6/18/84, B/S Resol #84-284).
- Policy 6-12: Due to scenic and natural resources in areas between Point Conception and the Santa Maria River, marine terminals are not considered at present as appropriate development in that area. If activity under lease sale #53 results in a need for marine terminal(s) in the North County, detailed studies shall be undertaken to determine appropriate location(s). No onshore

facilities, except pipelines, shall be located on any environmentally sensitive habitat areas.

Policy 6-13: The onshore facilities associated with the Exxon--Capitan marine terminal shall have legal non-conforming use status. Above-ground facilities shall be moved to the Las Flores site when this site begins operation for oil processing and existing structures removed.

Policy 6-13A: In considering applications for oil storage facilities required for oil transportation, alternative sites shall be considered and evaluated and compared on environmental attributes including, but not limited to, the following (as listed alphabetically):

- 1) Air Quality;
- 2) Cultural Resources;
- 3) Geology and Soils;
- 4) Habitat Quality;
- 5) Land Use;
- 6) Marine Ecology;
- 7) Noise;
- 8) Safety;
- 9) Species of Special Concern; and
- 10) Visual

Policy 6-13B: The oil storage facility site shall meet or exceed each of the environmental performance standards described below. Where the best available siting and project design alternatives including on-site mitigation do not meet these standards, compensating off-site mitigation may be allowed, except for on-site factors directly affecting public health and safety. Sites and facilities which do not require off-site mitigation are preferred to those that do, except in those cases in which an off-site mitigation program in combination with the proposed facility configuration is more environmentally preferable than reasonable alternatives.

Oil Storage Facility Environmental Performance Standards:

- 1) The facility shall not have a significant visual impact.
- 2) No known or potential significant habitat for locally rare or regionally endemic species shall be adversely affected by the facility.

Policy 6-13C: The oil storage facility site shall further meet or exceed each of the environmental goals described below. Where the best available siting and project design alternatives do not meet these goals, compensating offsite mitigation may be allowed except for on-site factors directly affecting public health and safety. Sites and facilities which do not require offsite mitigation are preferred to those that do, except in those cases in which an offsite mitigation program in combination with the proposed facility configuration is more environmentally preferable than reasonable alternatives.

Oil Storage Facility Environmental Goals:

- 1) To ensure public health and safety, human exposure to risk of an accident at the tank farm shall be limited to an aggregate of 240 person-hours per day on average, exclusive of facility employees within one half (1/2) mile of the proposed facility;
- 2) Not more than 1.6 acres or their equivalent of high productivity terrestrial habitat (equivalent to 1025 acres of industrial use land) shall be disturbed;
- 3) Not more than 0.064 acres or their equivalent of high productivity marine habitat (equivalent to 1.19 acres of sandy beach) shall be disturbed by a ballast water treatment outfall associated with a marine terminal;
- 4) The facility shall comply with all standards established in the Noise Element of the Comprehensive Plan and no residents or educational facility shall be subject to greater than a 9dB increment above baseline in ambient noise level.
- 5) No significant cultural resources shall be adversely affected.

The interpretation of the Coastal Zoning Ordinance shall not result in less resource protection than mandated by Environmentally Sensitive Habitat Areas (ESHA) protection policies and other policies contained within this Coastal Plan.

Oil storage facilities at a capacity to accommodate oil transportation requirements shall be consolidated to the maximum extent feasible within one site unless it can be shown that the environmental impacts of such a facility are greater than providing such storage facility capacity at multiple sites.

In the event that attainment of one or more of these goals is not feasible, a facility may be approved if the County finds that the aggregate facility impacts are less environmentally damaging than any reasonably available alternatives and that the project is fully consistent with other County policies.

Policy 6-13D: No lands designated for recreational, educational, commercial, resort/visitor serving commercial, or residential use shall be redesignated for use as an oil storage facility site. Any redesignation from uses other than those prohibited shall be accompanied by mitigation to fully offset the land use impacts of that redesignation.

Pipelines

Technical performance for oil and gas pipelines is governed by Federal regulations administered through the Federal Department of Transportation. However, in California the Public Utilities Commission has the responsibility for administering the Federal regulations covering public utility pipelines. County Zoning Ordinance #661 currently exempts minor pipelines from permit requirements

except in areas zoned "BD"--Beach Development. Major pipelines are permitted with a Conditional Use Permit.

After certification, all pipelines will need to be reviewed for conformance to the land use plan policies. However, permits shall not be required for pipelines exempted from Coastal Development Permits under Section 30610(c) and (e) of the California Coastal Act of 1976 as defined by the Interpretive Guidelines on Exclusions from Permit Requirements adopted by the State Coastal Commission on September 5, 1978.

Pipeline routing poses a number of problems which may threaten coastal resources, particularly if the pipeline must be routed through habitat or recreation areas. Here, the threat is twofold: damage may occur during construction arising from habitat loss, erosion, disruption of nesting or other biological cycles; or from damage occurring during operation, due to spills caused by breaching of the line. Measures to prevent and reduce environmental damage shall: (1) require the use of available common carrier and multiple-user pipelines where feasible to reduce cumulative environmental impacts associated with pipeline construction, (2) require all new pipelines to be common carrier or multiple-user pipelines where feasible, thereby reducing the need for future pipeline construction, and (3) restrict new pipeline construction to approved corridors that have undergone comprehensive environmental review when such corridors are available, safe, technically feasible, and the environmentally preferred route. (Revised 7/28/86, B/S Resol #86-380)

Where

Pipelines are permitted uses in most land use classifications. Refer to Table 3-1.

Policies

The following policies shall apply to all pipelines on land and associated facilities (i.e., pump stations) except that Policies 6-18 and 6-19 shall not apply to gas pipelines.³

Policy 6-14: Except for pipelines exempted from coastal development permits under Section 30610(c) and (e) of the Coastal Act as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant. (This survey may be conducted as a part of environmental review if an E.I.R. is required for a particular project.) The survey shall be conducted by a consultant selected jointly by the applicant, the County and the Department of Fish and Game. If it is determined that the area to be disturbed will not revegetate naturally or sufficiently quickly to avoid other damage, as from erosion, the applicant shall submit a revegetation plan. The plan shall also

³ The gas transmission line proposal to carry gas inland from the LNG terminal at Pt. Conception is exempted from Coastal Commission and County approvals by the LNG Terminal Act of 1977.

include provisions for restoration of any habitats which will be disturbed by construction or operation procedures.

For projects where a revegetation plan and/or habitat restoration plan has been deemed necessary, one year after completion of construction, the area crossed by the pipeline shall be resurveyed to assess the effectiveness of the revegetation and restoration plan. This survey shall continue on an annual basis to monitor progress in returning the site to pre-construction conditions or until the County feels no additional progress is possible.

The County may require the posting of a performance bond by the applicant to ensure compliance with these provisions.

Policy 6-14A: Impacts of new pipelines outside of industry facilities shall be minimized by requiring the use of available or planned common carrier or multiple-user pipelines to the maximum extent feasible. New pipeline construction shall be permitted only if the Planning Commission determines that the use of available common carrier or multiple-user pipelines is not feasible or is not the environmentally preferred alternative. New pipelines that are permitted shall be constructed, operated, and maintained as common carrier or multiple-user pipelines unless the Planning Commission determines that it is not feasible. New multiple-user pipelines shall provide equitable access to all shippers with physical compatible stock on a nondiscriminatory basis. To determine physical compatibility of stocks, the Planning Commission shall consider available information on the physical and chemical characteristics of the stocks, including but not limited to API gravity, sulfur and water content, viscosity, and pour point. (Added 7/28/86, B/S Resol 86-380; Revised 12/22/86, B/S Resol #86-656)

All new pipelines shall be restricted to approved corridors that have undergone comprehensive environmental review unless the Planning Commission determines that such corridors are not available, safe, technically feasible, or the environmentally preferred route. The required environmental review for proposed pipelines shall include analysis to determine what cumulative impacts might result in adding pipelines to that corridor in the future. (Added 7/28/86, B/S Resol 86-380)

The design of new common carrier and multiple-user pipelines shall take into account the reasonable, foreseeable needs of other potential shippers. If other pipeline projects are expected to be permitted in the same corridor, the proposed project shall be required to coordinate concurrent or "shadow" construction with the other projects where practical. (Added 7/28/86, B/S Resol 86-380)

Permits for new pipeline construction shall require engineering of pipe placement and burial to minimize incremental widening of the corridor during subsequent pipeline projects, unless the proposed route is determined to be unacceptable for additional pipelines. (Added 7/28/86, B/S Resol 86-380)

- Policy 6-15: Herbicides shall not be used during pipeline construction and sidecasting of soil may be restricted, when deemed necessary by removal of excess soil to an approved dumping site after the excavation has been backfilled and compacted.
- Policy 6-16: The pipeline shall be sited and constructed in such a manner as to inhibit erosion.
- Policy 6-17: When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, habitat, and archaeological areas.
- Policy 6-18: For pipeline segments passing through important coastal resource areas, including recreation, habitat, and archaeological areas, the segment, in the case of a break, shall be isolated by automatic shutoff valves.
- Policy 6-19: Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of significant coastal resource value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, durations, and trajectory. Appropriate measures for cleanup or structures such as catch basins to contain a spill shall be included as part of an oil spill contingency plan.
- Policy 6-19A: Policies 6-11A and 6-13A through 6-13D regarding consolidation and siting of oil storage facilities shall be applied to pipeline storage facilities.

Electric Transmission Lines⁴

The California Public Utilities Commission and California Energy Commission are the agencies responsible in the area of electric transmission lines which includes technical and safety performance and environmental concerns. All electric transmission lines proposed for the coastal zone are developments under the Coastal Act, thus the County will have permit review over them after certification. The only exception is electric transmission lines proposed as part of a new electric power plant being reviewed by the California Energy Commission. The Warren-Alquist Energy Resources Conservation and Development Act of 1975 exempts new power plants with capacity greater than 50 megawatts and electric transmission lines connecting such plants to the existing electricity transmission system from local government permit authority, and the Coastal Act exempts them from Coastal Commission permit authority (Section 30264).

While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to coastal land resources and habitat areas, the primary concerns are associated with overhead electric transmission lines and their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace. Mitigating measures are limited at this time to alternate route locations and undergrounding of lines, which is expensive.

⁴ Refer to Sections 3.3 and 3.4 for policies regarding electric distribution lines.

Where

Refer to Table 3-1.

Policies

- Policy 6-20: Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.
- Policy 6-21: In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.

Piers and Staging Areas

For the purpose of these policies, staging areas are defined as minor coastal facilities used for temporary storage and handling of equipment and materials necessary for construction of a specific oil and gas development project. Staging areas are to be at a scale of development not detrimental to the surrounding land uses and character.

Supply bases are defined to represent major onshore and near-shore facilities which provide multi-company warehousing and handling services for supplies associated with short- and long-term offshore oil and gas industrial operations.

Chevron maintains a staging area, including a pier, near its treatment facility in the City of Carpinteria, which it shares with Union, Sun, and Phillips. ARCO and Exxon use the Aminoil pier at Ellwood for personnel transfer to platforms Holly and Hondo. The State Lands Commission, which has jurisdiction over this pier, has agreed to a plan developed by ARCO and Exxon to remove part of the pier and rehabilitate the remainder.

Where

Piers and staging areas are permitted uses in areas designated for Coastal Dependent Industry and conditionally permitted uses in Agriculture 11 and Rural Residential classifications. Supply bases are permitted uses only in areas designated for Coastal Dependent Industry.

Policies

- Policy 6-22: All existing piers and staging areas shall be permitted to function where they currently exist. Expansion on adjacent sites and/or upgrading of facilities shall take precedence over construction of new facilities.
- Policy 6-23: The piers at Goleta Beach County Park and Gaviota State Park are intended primarily for recreational use. Other uses may be allowed subject to a conditional use permit if they do not conflict with recreational use.
- Policy 6-24: At such time as piers including those piers associated with supply bases are no longer needed for petroleum operations, the County shall be given the right of first refusal. The piers shall not be dismantled or sold to private parties unless the County Board of Supervisors has determined that the pier is not needed for recreational uses in the foreseeable future, or decides not to purchase it.
- Policy 6-25: If it is proven that there is a need for a supply base to service offshore oil and gas development in the Santa Barbara Channel and the Santa Maria Basin, such a supply base may be located in Santa Barbara County provided that:
1. After full environmental review of a supply base application, the County determines that the proposed site in Santa Barbara County is the least environmentally damaging alternative, taking into account land use considerations at the site and at adjacent properties:
 2. The project location, design configuration, and County requirements mitigate the adverse environmental effects to the maximum extent feasible; and
 3. Said supply base shall be available to all users on a fair and equitable basis as a multiple service facility to alleviate the need for additional supply bases.

Other Coastal Facilities

Aquaculture has become an increasingly important coastal industry. Aquacultural activities range from oyster and abalone culture to fish hatcheries and fish farms. Significant contributions from both private and public sector enterprises to the State's economy are currently resulting from the production of salmon, trout, catfish, baitfish, and oysters. The importance of this industry is expected to increase because of expanding demand for food in general and because of declining yields of the world's fisheries.

Aquaculture systems can be characterized as either extensive or intensive. Extensive aquaculture describes the cultivation of low density populations of aquatic animals in large aquatic systems that naturally meet nutritional and environmental needs. Intensive aquaculture usually refers to an artificial growing system such as ponds, raceways, or tanks where supplemental feeding and environmental manipulation is necessary. The facilities can range from simple

ponds or suspending shellfish on strings in the water from rafts to mass intensive production operations involving algae ponds, raceways with thousands of trays of shellfish in them and processing buildings and laboratories. Access to salt water can be by dikes, channels or wells. The acreage required can range from one or two to about one hundred if many large ponds are needed as in the raising of prawns. At present, the only commercially viable intensive marine aquaculture practice in California is in the production of molluscan seed stock such as oysters and clams. However, abalone and salmon culture and other species undergoing research and development may become commercially important in the near future.

Aquaculture is subject to multiple regulations governing food, health, effluent discharge, water quality, and navigable waters. Most of these regulations were intended to control other activities and pre-date the development of a viable aquaculture industry. In some cases, it can be demonstrated that these regulations have deterred the growth of the industry. Government agencies at the regional, State, and Federal levels are beginning to respond to some of the problems facing the industry and legislation is being enacted that will clarify some of these regulatory problems. Senate Bill 52, the California Aquaculture Development Act, is a State response to investigate the current and future status of the industry within the State.

The Coastal Act recognizes the importance of coastal dependent activities, and gives priority to uses which require sites on or adjacent to the sea (Section 30255), such as certain aquacultural operations. However, the Act also encourages both non-coastal-dependent and coastal-dependent industrial activities to locate or expand within existing sites (Sections 30250 and 30260, respectively). Within the unincorporated area of Santa Barbara County coastal zone, there are no aquaculture facilities at present. At one time there was a facility near Tajiguas but it has been closed down.

Where

Aquaculture that is coastal dependent is a permitted use in the Coastal Dependent Industry and other industrial classifications. Aquaculture that is not coastal dependent is a permitted use in the Coastal Related Industry classification. It is a conditionally permitted use in several other land use classifications (refer to Table 3-1).

Policies

Policy 6-26: Aquaculture facilities located in areas designated as rural on the land use plan maps shall be sited and designed to be compatible with the natural surroundings. To minimize impacts on coastal visual resources, structures shall be well-screened, and depressed below grade when feasible. Intake and outfall lines for ocean water shall be underground unless not feasible for a particular operation, i.e., salmon culture. If above-ground channels or pipes are necessary, adequate provisions for lateral beach access shall be required.

3.6.5 THERMAL POWER PLANTS

There are many issues associated with siting power plants in the coastal zone. Power plants have significant environmental impacts associated with their construction and operation. Power plants require considerable land for siting and have impacts on visual resources due to their size. Cooling water intake and outfall systems affect organisms through entrainment and changes in ambient water temperatures. Labor requirements during construction have impacts on the local economy, housing, roads, and other public services.

The California Energy Commission (CEC) has siting authority for thermal power plants in California. However, the CEC may not locate new or expanded power plants in the coastal zone in areas designated for exclusion by the Coastal Commission without first obtaining approval from the Coastal Commission.

Section 30413.b of the Coastal Act requires the Coastal Commission to designate specific locations in the Coastal Zone where siting of a power plant would prevent achievement of coastal resource protection goals. Commission staff conducted a siting study in an effort to ensure protection of areas with significant coastal resources. Factors considered in the Commission siting study include: parks and proposed land acquisition areas, cultivated prime agricultural land, wetlands, marine resources, environmentally sensitive habitat areas, areas of scenic and visual quality, and areas with inadequate public services. Other factors, such as air quality, and seismicity, which affect the coast in general, were not used as criteria in rejecting specific areas of the coastal zone. The Coastal Commission adopted designations on September 5, 1978. Under the provisions of Section 30413.c, these designations are required to be updated every two years. The maps showing the areas designated for exclusion are on file at the Coastal Commission.

The Coastal Commission has designated most of the County's Coastal Zone for protection from power plant siting. However, most of the coastal terrace north of Highway 101 between Gaviota and Ellwood remains undesignated.

In addition to designating areas for power plant exclusions, the Coastal Commission still retains authority under Sections 30413.d and e of the Coastal Act to participate with the CEC in sitings of coastal power plants outside the exclusion zones. Here the Coastal Commission must analyze applications and file a suitability report regarding siting at the selected location. Factors which the Coastal Commission must consider are defined in Section 30413.d of the Act.

NOTE:

1. Under the Federal Coastal Zone Management Act, the State Coastal Commission now has "consistency" review over Federal activities: permits, OCS plans, licenses and grants that affect land and water uses in the California coastal zone. A Federal agency or applicant for a Federal permit must first certify to the Commission that the proposed development is consistent with the California Coastal Management Program (CCMP) as approved by the Secretary of Commerce. If the Commission objects to specific parts of the development as not being consistent with the Program: then Federal activity cannot take place unless the Coastal Commission's objections are overridden through a special procedure. The Coastal Management Program consists primarily of the California Coastal

Act of 1976. The Program states that LCPs, when certified, will serve as one basis for the Coastal Commission's consistency determination, but that the State Coastal Commission will retain the primary authority for evaluating projects and activities subject to the Federal consistency determinations (page 85, CCMP).

2. Under the provisions of Section 30603.a (5) of the Coastal Act, any action taken by a local government on a coastal development permit application for a major public works project or major energy facility is appealable to the State Coastal Commission. A "major" facility is defined as one costing more than \$50,000.

3.7 Coastal Access and Recreation

3.7 COASTAL ACCESS AND RECREATION

3.7.1 COASTAL ACT POLICIES

The public's right of access to all beach areas below the ordinary high water mark (mean high tide line) is guaranteed by the California Constitution. The Legislature, in passing the Coastal Act, did not alter these basic public rights but did establish a policy framework for achieving the goal of providing maximum opportunities for public use and enjoyment of the coast. Coastal Act policies which address the issues of access and recreation include the following:

30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners and natural resource areas from overuse.

30211. Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

30212.. (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal

development permit will be required unless the regional commission or the commission determines that such activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

30212.5 Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

30213. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Neither the commission nor any regional commission shall either: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low and moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

30214. (a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- (1) Topographic and geologic site characteristics.
- (2) The capacity of the site to sustain use and at what level of intensity.
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.
- (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission, regional commissions, and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

3.7.3 PLANNING ISSUES

The County of Santa Barbara spans 110 miles of shoreline of which only 20.4 miles (18.5 percent) are publicly owned beaches (refer to Table 3-2). The coastline provides a diversity of topography and vegetation (i.e., sand dunes, rocky headlands, wide sandy beaches) and supports a range of recreational uses, including surfing, dune buggies, sunbathing, swimming, and nature study. These beaches, in addition to receiving extensive use by local residents, provide popular destination points for visitors. The issues and background data related to recreation and access have been summarized in draft reports which are on file in the County Resource Management Department, therefore, only a summary of the key issues is presented below. (A more detailed discussion of the issues for each planning area is presented in Chapter 4.)

Capacity Use of Existing Facilities

Existing beach parks owned by the County and State are being used to capacity, especially during summer weekends. At times of peak demand, existing facilities are insufficient to accommodate recreational needs and people are turned away. Moreover, County and State recreational demand projections indicate that facility deficiencies exist for most recreation activities. These deficiencies are expected to increase due to growth in population, tourism, and the popularity of many coastal dependent or related recreational activities. Consequently, a program of land acquisition and facility development needs to be implemented if demand for coastal recreation is to be satisfied.

Variety of Recreational Opportunities

Historically, County and State recreational planning has concentrated on providing beach parks which include a high level of service, such as parking, restrooms, snack bars, picnic tables, camping facilities, etc. Current use of undeveloped coastal areas which are not in public ownership indicates that there is public demand for recreational areas that may not require the full range of services supplied at existing beach parks.

TABLE 3-2

COASTLINE IN SANTA BARBARA COUNTY: JURISDICTION AND PUBLIC OWNERSHIP¹Jurisdictional Breakdown

County of Santa Barbara	60.9
Vandenberg Air Force Base	37.0
University of California (UCSB)	2.5
U.S.A. (Point Conception)	.8
City of Santa Barbara	6.3
City of Carpinteria	<u>2.5</u>
Total Coastline	110.0 Miles

Publicly Owned Beaches

State of California	11.3
County of Santa Barbara	5.0 ²
City of Santa Barbara	3.8
City of Carpinteria	<u>.3</u>
Total Coastline	20.4 Miles

¹ The Channel Islands are excluded.² Includes coastline at VAFB which is accessible to the public.

Local Versus Out-of-County Recreational Needs

The State Department of Parks and Recreation is a major supplier of coastal recreational opportunities in Santa Barbara County (refer to Table 3-3). Most State park developments along the coast provide a high level of amenities, including facilities for campers and trailers. Generally, overnight use of these facilities is by out-of-County users, particularly those living in the Los Angeles metropolitan area. Provision of recreation for these out-of-County users needs to be balanced with local day use demand for recreation, particularly in those instances where beaches historically used by local residents are acquired by the State.

Protection of Environmentally Sensitive Habitat Areas

Frequently, recreation areas are sited near environmentally sensitive habitat areas, i.e., estuaries, sand dunes. Lack of staff to properly safeguard these habitat resources has resulted in recreational trespass in some habitat areas, i.e., Ocean Beach and Rancho Guadalupe County Parks. Educational signs and fencing may be needed to ensure preservation of habitat values. In some areas, limitations on the amount and kinds of recreational activities may be necessary.

Incompatible Recreational Uses

In several areas of the County, there is competition among conflicting recreational uses of limited shoreline areas, i.e., Haskell's Beach, Guadalupe Dunes. For example, surfing and swimming are frequently incompatible activities. Off-road vehicle use of beaches poses hazards for pedestrian use of the same area. Such conflicts need to be resolved so that coastal recreational areas can support a range of activities without the hazards associated with incompatible uses.

Restoration and Enhancement of Coastal Recreational Areas

Lack of public jurisdiction, vandalism, and overuse have contributed to the physical and visual degradation of some coastal areas used for recreational pursuits. Littering, trampling of vegetation, ORV trespass, and vandalism occur adjacent to some County Parks (i.e., Ocean Beach, Rancho Guadalupe) as well as areas not contiguous to public parks (i.e., Tajiguas Beach, Haskell's Beach, Loon Point, Santa Barbara Shores/Ellwood, More Mesa). These areas need improvements (i.e., re-vegetation, trash cans, stairways) to restore their full recreational value.

Need for Access Corridors to Beaches

There is a need for more accessways to the County shoreline, particularly in the South Coast urban area.* There are several areas where public access easements exist, or have been offered, which have not as yet been improved, signed, and officially opened for public use. In other areas

* Table 3-4 lists existing vertical easements providing shoreline access.

TABLE 3-3
EXISTING COASTAL PARK FACILITIES

	<u>Acreage</u>	<u>Beach Frontage (linear feet)</u>	<u>Parking Capacity</u>	<u>Camper Sites</u>
STATE PARKS				
Point Sal	49	4,800	10 ¹	0
Gaviota	2,775	27,500	100	59
Refugio	90	14,100	100	85
El Capitan	133	9,420	420	147
Total	<u>3,047</u>	<u>55,820</u>	<u>630</u>	<u>291</u>
COUNTY PARKS				
Rancho Guadalupe ²	26.0	180	18	
Jalama	28.0	1,710	30	105
Ocean Beach ³	36.0	18,480	50	
Goleta Beach	29.0	3,004	600	
Arroyo Burro	6.3	601	159	
Lookout	3.4	680	74	
Rincon	9.4	1,380	100	
Isla Vista ⁴	1.4	240	0	
Total	<u>139.5</u>	<u>26,275</u>	<u>1,047</u>	<u>105</u>

¹The parking lot at Point Sal is unimproved so actual capacity is unknown.

²Guadalupe Park has two parts. Only figures for the oceanfront parcel are used.

³The beach areas adjacent to Ocean Beach Park are owned by Vandenberg Air Force Base, therefore beach frontage figures are for the areas to which the public is allowed unrestricted access (subject to VAFB determination).

⁴The Isla Vista Beach is on top of a high bluff and no access to the beach is currently provided.

TABLE 3-4
EASEMENTS PROVIDING VERTICAL ACCESS TO SHORELINE

<u>Area</u>	<u>Street</u>
Isla Vista	Camino Majorca
Isla Vista	Camino del Sur
Isla Vista	Camino Pescadero
Isla Vista	El Embarcadero
Montecito	Eucalyptus Lane
Montecito	Butterfly Lane
Montecito*	Edgecliff Lane (Hammonds)

* This easement was acquired by the County in 1973
but has not yet been improved.

where prescriptive rights exist, the County has not acquired the necessary easements to ensure continued public enjoyment of these beaches. For example, there are approximately 25 beaches between Gaviota and Rincon which are commonly used by the public where the adjacent upland ownership is private. At a minimum, access corridors to these shoreline areas need to be established in order to guarantee continued accessibility of these beaches for the future. Access corridors also need to be provided between the nearest public road and coastal areas which support specialized recreational pursuits (e.g., surfing spots along Hollister Ranch).

Need for Non-Auto Dependent Access to Coastal Areas

Many coastal areas of Santa Barbara County that have outstanding recreational, scenic, and natural resource values are inaccessible due to lack of roads or trails, as well as private ownership. While it would not be desirable to open up these areas to intense recreational use, limited access is needed. Alternatives for increasing opportunities for recreational use of coastal lands without jeopardizing the integrity of natural resources and scenic values need to be explored.

In other areas serviced by roads, the coastal shelf between the public road and ocean is too narrow to provide for parking. Consequently, there is a need for trails for hiking, biking, and equestrian use to provide increased opportunities for coastal access and recreational use.

Limited Public Funds

Provision of access and recreational opportunities is expensive. While the major share of public funds goes to the acquisition, improvement, and maintenance of park facilities, other costs include liability insurance and the loss of tax dollars. Some of these costs can be recovered by user fees. The State has charged fees for use of its facilities for several years and the County is now considering similar action. These fees may present barriers to use of public beaches by persons of low and moderate incomes.

Public acquisition of oceanfront lands, however, is not necessarily the only avenue available for increasing opportunities for coastal access and recreation. Other less costly measures include: purchase of easements, recreational preserves, etc. Frequently, acquisition of upland area is not necessary; all that is needed is an access corridor to connect a public road to the beach. Such corridors can often be acquired as a condition of development for adjacent property. The County, if it is to achieve the State-mandated goal of maximum access and recreation, will have to rely on these alternative methods for providing access and recreation.

3.7.3 RELATED ISSUES

Relationship of LCP to County and State Recreation Planning

Some overlap of responsibilities exists between the LCP, County Park Department, and the State Department of Parks and Recreation in planning for recreation and access in the coastal zone. The mandate of the LCP, as defined by the Coastal Act, is to provide maximum opportunities for access and recreation consistent with the protection of natural resources. The State and County Park Departments, in addition to responsibility for acquisition of parks, are required to prepare detailed master plans for facility development. Preparation of master plans for individual park units is beyond the scope of the LCP and the mandate of the Coastal Act. However, the policies and recommendations developed by the LCP are essential for establishing a framework for facility planning in the coastal zone by County and State agencies.

Issues of particular importance in the coastal zone are ensuring that (1) environmentally sensitive habitat areas which are sited near existing or proposed recreational areas are protected, and (2) coastal dependent and related recreational uses are given priority in the coastal zone.

Recreational Carrying Capacity

The Coastal Act goal of providing maximum opportunities for recreation is clearly subservient to the goal of protecting natural resources, particularly environmentally sensitive habitat areas. However, many existing and proposed recreational areas are adjacent to significant habitat resources, i.e., wetlands and sand dunes. The concept which provides a framework for resolution of these conflicting coastal goals is that of recreational carrying capacity.

Recreational carrying capacity is the type of use that can be supported by an area developed at a certain level over a specified time without causing environmental damage or adversely affecting the experience of the visitor. Recreational carrying capacity is composed of three components: environmental, facility, and social capacities. Environmental capacity refers strictly to the level of use that can be tolerated by the physical environment, including all plant and animal species, without degradation or damage. Facility capacity refers to the level of use which the built environment can withstand and social capacity to the level of activity most acceptable to the participant. In terms of weighing these components, the Coastal Act (Sections 30210 and 30212) gives priority to environmental capacity as a constraint in determining appropriate intensities and kinds of recreational uses for a site.

While quantification and measurement of recreational carrying capacity is difficult, sufficient information exists to generally describe the environmental carrying capacity of various coastal environments. For

example, dry sandy beaches can tolerate intense recreational use without adverse effects. Dunes, on the other hand, are perhaps the most fragile of coastal habitats. Dune vegetation cannot tolerate even foot traffic; therefore, activities should be limited to scientific or educational uses. The carrying capacity of uplands and bluffs is dependent on the kinds of plant communities and animal species present. Bluffs are also subject to erosion from heavy foot traffic. Tidepools are extremely fragile environments; the principal impacts of recreational uses are trampling and collecting of specimens. Wetlands and streams are also vulnerable to degradation from recreational activities, particularly trampling of vegetation, erosion, and disturbance of animal species.

Coastal Dependent and Related Recreational Activities

The Coastal Act requires that coastal areas suited for water-oriented recreational activities be protected for such uses (Section 30220). Therefore, it is necessary to distinguish between recreational activities that require coastal locations and those that do not. For the purposes of this plan, therefore, the following definitions are used:

1. Coastal dependent recreation: Activities which require a coastal location in order to occur, i.e., ocean swimming, surfing, scuba diving, fishing, boating, beach activities, and nature study.
2. Coastal related recreation: Activities which are popular in coastal locations but also occur inland, i.e., ORV's (dune buggies), picnicking, bicycling, walking, jogging, and camping.
3. Non-coastal dependent recreation: Activities which are unrelated to a coastal location, i.e., baseball, basketball, bowling, golf, swimming (pool), tennis, ORV's (motorcycles), etc.

3.7.4 POLICIES

Local policies and recommendations are intended to provide the framework for implementation of the Coastal Act goal of providing maximum opportunities for access and recreation. The policies are intended to establish guidelines regarding: 1) dedication of appropriate access easements in private development; and 2) appropriate kinds, locations, and intensities of recreational development by public agencies and private developers. In addition, new recreational development has to meet all other applicable standards and policies included in this plan. Policies of particular importance are those related to habitat protection (Section 3.9) and hazards (Section 3.3).

General policies (7-1 thru 7-8) are followed by a set of specific policies and recommendations designed to increase opportunities for access and recreation in each of the planning areas. These recommendations are summarized in Table 3-5. Many of these sites have already been targeted

TABLE 3-5

SUMMARY OF LCP ACCESS AND RECREATION PROPOSALS¹

Planning Area	Location	Recommendations
Carpinteria	Carpinteria bluffs Padaro Lane Beach Club Drive	Vertical access corridor Vertical access corridor Vertical access corridor
Summerland	Loon Point Wallace Avenue	Moderate use recreation area Moderate use recreation area
Montecito	Miramar Beach Hammonds Meadow Channel Drive	Vertical access corridor Vertical access corridor Moderate use recreation area
Goleta	More Mesa Orchid Lane Univ. Exchange property	Moderate use recreation area Vertical access corridor Moderate use recreation area
Gaviota Coast	Haskell's Beach Dos Pueblos Edwards Tajiguas Arroyo Hondo Cañada de Guillermo Cañada del Molino Cañada San Onofre	Coastal park Moderate use recreation area Coastal park Moderate use recreation area Vertical access corridor Vertical access corridor Vertical access corridor Vertical access corridor
North Coast	Gaviota to Jalama Point Sal to Guadalupe Jalama Guadalupe	Trail system Trail system Expand County Park Provide access to Mussel Rock

¹Refer to policies and planning area discussion in Chapter 4 for details.

Vertical Access Corridor: easement to connect public road to beach, bike racks, possibly a few parking spaces, light recreational use.

Moderate Use Recreation Area: areas where some limited facilities such as parking and restrooms may be provided where appropriate; intended for day use mostly by local residents.

Coastal Park: a major park facility that would be used by local residents and also may serve as a destination point for out-of-County users, would provide a range of amenities and possible include overnight camping facilities.

for acquisition by the County Park Department and State Department of Parks and Recreation as shown in Table 3-6. In addition, existing and proposed access areas are depicted on the land use plan maps. A schedule for acquisition of these sites will be developed during the zoning and implementation phase of the LCP.

Policy 7-1: The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline. At a minimum, County actions shall include:

- a) Initiating legal action to acquire easements to beaches and access corridors for which prescriptive rights exist consistent with the availability of staff and funds.
- b) Accepting offers of dedication which will increase opportunities for public access and recreation consistent with the County's ability to assume liability and maintenance costs.
- c) Actively seeking other public or private agencies to accept offers of dedications, having them assume liability and maintenance responsibilities, and allowing such agencies to initiate legal action to pursue beach access.

Policy 7-2: For all development* between the first public road and the ocean granting of an easement to allow vertical access to the mean high tide line** shall be mandatory unless:

- a) Another more suitable public access corridor is available or proposed by the land use plan within a reasonable distance of the site measured along the shoreline, or
- b) Access at the site would result in unmitigable adverse impacts on areas designated as "Habitat Areas" by the land use plan, or
- c) Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
- d) The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner. In no case, however, shall development interfere with the public's right of access to the sea where acquired through use unless an equivalent access to the same beach area is guaranteed.

The County may also require the applicant to improve the access corridor and provide bike racks, signs, parking, etc.

* Policies 7-2 and 7-3 shall not apply to developments excluded from the public access requirements of the Coastal Act by PRC Section 30212 or to development incidental to an existing use on the site.

** The mean high tide line (ordinary high water mark) is an ambulatory line which may vary over time as a result of climatic and other influences. The line is the normal or average inland extent of tidal influence.

TABLE 3-6

PROPOSED ACQUISITIONS: COUNTY AND STATE

<u>Location</u>	<u>Approximate Acreage</u>
State (Funded acquisitions):	
Refugio--Expansion westerly to Arroyo Quemado	40
El Capitan--Expansion easterly to Edwards Ranch	285
Haskell's Beach--Partial acquisition	23
County (Proposed parks, not funded):	
Ellwood--Haskell's Beach and Ellwood Pier	59
Ellwood--Santa Barbara Shores (east of Sandpiper)	292
Goleta--More Mesa	86
Montecito--Hammonds Meadow	22
Summerland--Wallace Avenue (Serano Beach)	7
Carpinteria--Loon Point	57

- Policy 7-3: For all new development* between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County, based on findings reflecting historic use, existing and future public recreational needs, and coastal resource protection. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.

Policy 7-4: The County, or appropriate public agency, shall determine the environmental carrying capacity for all existing and proposed recreational areas sited on or adjacent to dunes, wetlands, streams, tidepools, or any other areas designated as "Habitat Areas" by the land use plan. A management program to control the kinds, intensities, and locations of recreational activities so that habitat resources are preserved shall be developed, implemented, and enforced. The level of facility development (i.e., parking spaces, camper sites, etc.) shall be correlated with the environmental carrying capacity.

Policy 7-5: For areas controlled by Federal, State, County, or District agencies, in a zone extending approximately 250 feet inland from the mean high tide line, priority shall be given to coastal dependent and related recreational activities and support facilities. However, camping facilities should be set back from the beach and bluffs and near-shore areas reserved for day use activities. Recreational activities that are not coastal dependent may be located within this 250-foot zone if the less desirable coastal dependent support facilities (parking, restrooms, etc.) are located inland. In no case shall facilities, except for required structures (i.e., life-guard towers, volleyball nets, etc.), be located directly on the dry sandy beach.

Policy 7-6: Recreational uses on oceanfront lands, both public and private, that do not require extensive alteration of the natural environment (i.e., tent campgrounds) shall have priority over uses requiring substantial alteration (i.e., recreational vehicle campgrounds).

* See footnote on previous page.

Policy 7-7: During the zoning and implementation phase of the LCP, the County shall establish a schedule for acquisition of areas proposed for new or expanded access and/or recreation. The schedule shall designate responsible agencies, time frame, and methods for implementing all access and recreation proposals set forth in this plan.

Carpinteria Valley Planning Area

Policy 7-8: Increased opportunities for beach access shall be provided in the Carpinteria planning area.

Implementing Actions:

- a) The County shall accept and open for use the vertical easements offered in connection with developments on Padaro Lane (APN 5-400-35) and Beach Club Drive (APN 5-390-23). A footpath from the public road to the beach, bike racks, and trash cans shall be provided and maintained.
- b) Dedication of a vertical access easement and construction of a trail to the beach shall be required of any development on the easterly end of the Carpinteria bluffs (refer to Section 4.2.3).

Summerland Planning Area

Policy 7-9: Additional opportunities for coastal access and recreation shall be provided in the Summerland planning area. Parking, picnic tables, bike racks, and restrooms shall be provided where appropriate.

Implementing Actions:

- a) The County shall acquire the beach and bluff area south of Wallace Avenue. The parking area along Wallace Avenue shall be landscaped, and measures taken to minimize further erosion along the bluffs and railroad embankment. Paths to connect the parking area to the beach shall be well-defined.
- b) The County shall acquire all dry sandy beach area, seaward of the toe of the bluff, from the Baka property (APN 5-250-1) to Loon Point.
- c) The County shall acquire an easement along the footpath that currently connects Padaro Lane to the beach area west of Loon Point (APN 5-260-7). Limited offstreet parking shall be provided on the County-owned parcel (APN 5-260-8) which lies between Padaro Lane and Highway 101.

- d) Morris Place shall be managed as part of Lookout Park. The area shall be kept in its natural state as much as possible. A footpath from the parking area in Lookout Park to the beach shall be provided.

Montecito Planning Area

Policy 7-10: The County shall provide increased opportunities for beach access and recreation in the Montecito planning area.

Implementing Actions:

- a) The County shall open the existing easement from Eucalyptus Lane along Edgecliff to Montecito Creek for hiking, biking, and equestrian use. A easement on the east side of the creek from the existing easement to the dry sandy beach shall also be required as a condition of development on Hammond's Meadow. (Refer to Section 4.3.3)
- b) The County shall acquire an easement for the bluff and beach area south of Channel Drive between the cemetery and the Coral Casino. The easement shall be for public recreation and beach access. Permitted uses shall include walking, swimming, sunbathing, walking dogs, etc. The County shall be responsible for maintenance of stairways and seawalls, collection of trash, provision of bicycle racks, and maintenance of landscaping. The County shall also be responsible for marking off a swimming area during the summer months. At such time as the County is able to provide an equivalent amount of public parking elsewhere in the vicinity, parking on one side of Channel Drive shall be eliminated in order to accommodate bicycle lanes.
- c) The County shall pursue any options for increased public access in the Posilipo Lane and Fernald Point area that may become available in the future.
- d) The County shall accept the vertical easement offered in conjunction with APN 9-345-37 (Broida) on Miramar Beach and open it for local public use.
- e) The County shall make improvements (i.e., stairway with handrail) to its existing easement at the base of Eucalyptus Lane to facilitate access to the beach. Bike racks shall also be provided.
- f) In order to alleviate existing congestion along Eucalyptus Lane, the County shall provide a small public parking area for approximately 15 cars adjacent to Humphrey Road. Access to the beach from this parking area would be via Eucalyptus Lane or Edgecliff Lane.

Policy 7-11: Since the Biltmore pier is of very limited recreational value and cannot support either fishing or boat launching, the County shall support the efforts of the Biltmore Hotel to have the pier removed.

Goleta Planning Area

Policy 7-12: New opportunities for beach access and coastal recreation shall be provided in the Goleta planning area.

Implementing Actions:

- a) Provision of a public moderate use recreation area including parking, restrooms, blufftop hiking and biking trails, picnic tables, and stairway access to the beach shall be required as a condition of development on the More Mesa property. (Refer to Goleta Community Plan, Appendix H.) *(amended by 92-GP-25)*
- b) Provision of a vertical easement to allow for beach access, parking area, and dedication of public open space adjacent to the beach shall be required as a condition of development on the University Exchange Property. (Refer to Goleta Community Plan, Appendix H.) *(amended by 92-GP-25)*
- c) Provision of a public moderate use recreation area including parking, restrooms, blufftop hiking and biking trails, picnic tables, and appropriate access to the sandy beach shall be required as a condition of any future development on the Santa Barbara Shores property. In the interim, the County shall obtain a vertical easement across the eastern portion of the property to provide for public beach access. (Refer to Goleta Community Plan, Appendix H.) *(amended by 92-GP-25)*
- d) The County shall encourage the adjacent property owners to provide beach access at the end of Orchid Lane for use by educational and scientific groups.
- e) The County shall accept the lateral easements offered in connection with development on Hope Ranch (APN 63-150-10,11).
- f) The County should encourage the University to continue to provide public access to the beach through the University and use of beaches adjacent to the University property, particularly the west campus. The County should also pursue an agreement with U.C.S.B. to use campus parking lots to accommodate the overflow from Goleta Beach Park during peak-use periods.

Gaviota Coast Planning Area

Policy 7-13: In order to protect natural and visual resources of the coastal zone between Ellwood and Gaviota, development of

recreational facilities shall not impede views between U.S. 101 and the ocean, shall minimize grading, removal of vegetation, and paving, and be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of drought-tolerant species.

Policy 7-14: Campgrounds and ancillary facilities sited south of U.S. 101 between Ellwood and Gaviota shall be set back as far as feasible from the beach in order to reserve near-shore areas for day use. Where feasible, new recreational facility development, particularly campgrounds and parking lots, shall be located north of U.S. 101.

Policy 7-15: The vegetation in the small canyons at the mouths of Canada San Onofre and Canada del Molino streams shall not be disturbed by recreational development or use.

Policy 7-16: All new development on State-owned lands shall be in conformance with a recreational master plan approved by the County and the Coastal Commission. The master plan shall include maps showing locations of proposed facilities and a text describing the entire scope of the State's long-range plans for the Ellwood to Gaviota area, i.e., numbers of campsites, restrooms, parking lots, kinds of recreational activities to be accommodated, etc. In addition, the master plan shall conform to the following criteria:

- a. Facilities for overnight use by out-of-County visitors shall be balanced with those for day use by local residents.
- b. Intensities and kinds of recreational uses shall be controlled so as not to exceed the environmental carrying capacity of the area.
- c. Alternative transportation systems to provide access to State parks (i.e., shuttle buses) shall be used where feasible.

Policy 7-17: Since existing parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, priority in future development shall be for campgrounds that would be accessible by bicycle and pedestrian trails only and for hostels.

Policy 7-18: Expanded opportunities for access and recreation shall be provided in the Gaviota Coast planning area.

Implementing Actions:

- a. In order to maximize access to the beaches, vertical easements connecting the proposed coastal bicycle trail (linking Santa Barbara and Gaviota) to the beach shall be acquired by a public agency at the following locations:

- (1) Haskell's Beach (near Bell Canyon)
- (2) Dos Pueblos Canyon
- (3) Edwards (near Gato Canyon)
- (4) Tajiguas Creek
- (5) Arroyo Quemado
- (6) Arroyo Hondo
- (7) Canada de Guillermo
- (8) Canada del Molino
- (9) Canada San Onofre

The trails connecting the bicycle path to the beach shall be well-marked and bicycle racks shall be provided. Where necessary, stairways from the top of the bluffs shall be provided. Public parking and other facility development, other than staircases, fences, improved trails, bicycle racks, and picnic tables, shall not be permitted at these accessways except as specified in section b.

- b. In order to increase opportunities for coastal dependent and related recreational uses, the following areas, which have recreational potential, should be acquired by a public agency:

	<u>Facility Development</u>
Haskell's Beach	Hike-in and bike-in campground, parking, restrooms, picnic tables, bike rack.
Dos Pueblos	Day use only, parking, restrooms, picnic tables, bike rack.
Edwards	Parking, restrooms, picnic tables, bike racks, store, low-intensity camping.
Tajiguas	Day use only, parking, restrooms, bike racks.
San Onofre	Day use only, parking, picnic tables, bike racks

Policy 7-19: In order to protect the marine resources of Naples Reef and the adjacent beach as a hauling out area for harbor seals, intensive recreational use shall not be encouraged. Access to the site should continue to be by way of boats.

North Coast Planning Area

Policy 7-20: In order to ensure protection of marine and biological resources at Point Sal State Beach, public recreational use shall be limited by all of the following measures:

- a. Brown Road shall not be expanded to more than two lanes; it should be paved.
- b. Improvements to the existing State park shall be limited to minor improvements to the parking area to prevent erosion, and construction of a trail to connect the parking area to the beach.
- c. Hang-gliding shall not be permitted.

Policy 7-21: Jalama Road shall be maintained as a two-lane road with only minor realignment from the summit to the park. All improvements shall be designed and constructed to minimize adverse impacts on Jalama Creek. Improvements shall result in a minimum removal of any riparian vegetation along the creek.

Policy 7-22: Expanded opportunities for public access and recreation shall be provided in the North Coast planning area.

Implementing Actions:

- a. The County shall study alternatives for expanding Jalama Beach County Park for day and overnight uses. Sufficient excess road capacity on Jalama Road shall be reserved to accommodate traffic generated by increased use at Jalama County Park.
- b. A hiking trail which provides lateral and vertical access to beaches shall be developed to connect Rancho Guadalupe County Park to Point Sal State Park and Point Arguello or Jalama Beach to Gaviota State Park. The County, with the assistance of the State Department of Parks and Recreation and participation of affected property owners, shall initiate planning studies to determine the precise location and procedures for implementing such a trail. The trail should eventually include hostels and/or walk-in campgrounds where feasible on publicly-owned land; one possible location for such facilities would be an area in the vicinity of Point Conception.

Policy 7-23: In order to ensure preservation of the natural and archaeological resources of the Guadalupe Dunes and expand public opportunities for low intensity recreation, the County shall:

- a. Adopt and enforce an ordinance prohibiting ORV use, hang-gliding, and overnight camping on the sand dunes.
- b. Repair and expand the existing County parking lot.
- c. Provide more attractive restroom facilities.
- d. Provide limited picnic facilities.
- e. Install attractive signs informing the public of the ecological importance and fragility of the dunes and wetland.
- f. Restrict the County park to low intensity recreational uses, i.e., walking, fishing, and picnicking.
- g. Provide at least one part-time ranger to enforce rules.
- h. Pursue alternative methods for expanding the park area south to Mussel Rock.

Policy 7-24: In order to ensure that adequate opportunities for coastal access and recreation will be available in the future, the amount of development in the North County should be correlated with a precise recreation plan for the North Coast planning area. To this end, the County shall initiate studies to determine the long-range needs and goals for access and recreation in the area from Gaviota to Guadalupe. A long-range recreational plan shall be developed which includes the following elements:

- a. An integrated trails system which will connect existing County and State Parks and provide vertical access to the beach at appropriate intervals.
- b. Identification of areas which have the most recreational potential and a schedule for acquisition of such areas.

After adoption of a long-range recreation plan, all development proposals for the North Coast planning area shall be reviewed for conformity with this master plan and appropriate easements, etc., shall be required at the time of development approval.

3.7.5 COASTAL TRAILS

Background and Issues

Trails along the coastline serve two purposes: they provide recreation for the hiker, bicyclist, and equestrian, and an alternative mode of

transportation to coastal recreational areas. Use of trails can reduce the impact of parking facilities and vehicle emissions on coastal resources. Trails can also provide a means of public access to scenic and remote coastal areas that are not served by roads, without the environmental impacts that accompany motor vehicle access.

The Park Department is the lead agency for recreational equestrian and hiking trails planning in Santa Barbara County. Although funds for purchase of easements are not part of the Park Department budget, the Department is able to acquire trail routes by conditioning land developments, pursuit of prescriptive rights, and acceptance of donations. The County Riding and Hiking Advisory Committee, whose members include Board of Supervisors appointees, monitors trail proposals and developments, and makes recommendations to County departments. There are also two South Coast private citizens' groups which are active locally: the Santa Barbara County Trails Council and the Montecito Trails Foundation.

Santa Barbara County currently offers limited opportunities for hiking, biking and equestrian use in the coastal zone. While a system of trails has been adopted as part of the County's Comprehensive Plan, many trails have not been implemented. Completion of several trails now planned for the coastal zone will substantially increase opportunities for recreational use and access in coastal areas.

One trail of particular importance in the coastal zone is that proposed to connect U.C.S.B. to the State Parks west of Goleta. The State Department of Parks and Recreation, with assistance from the County and Caltrans, is now completing planning studies for the link between U.C.S.B. and El Capitan. Beyond Refugio, the State is in the process of determining which parcels and easements are necessary to complete the trail as far as Arroyo Quemado. The State does not have any plans at present for the final link to connect Arroyo Quemado to Gaviota.

There are currently no hiking, biking, or riding trails proposed for the northern Santa Barbara County coastal zone that would increase access to remote coastal areas between Gaviota and Guadalupe. Bicycle trails are proposed to connect Lompoc to Ocean Beach and the City of Guadalupe to the County Park. A trail system in this area would increase opportunities for public access and enjoyment of this relatively undeveloped portion of coastline.

Policies

Policy 7-25: Easements for trails shall be required as a condition of project approval for that portion of the trail crossing the parcel upon which the project is proposed.

Policy 7-26: All proposed trails for the coastal zone shall be incorporated into the County's Master Plans* for hiking, biking, and equestrian trails.

* These are the Parks, Recreation, and Trails Maps which are part of the Comprehensive Plan.

3.7.6 RECREATIONAL BOATING

Coastal Act Policy

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Background and Issues

The need for expanded boating facilities has been well-documented in studies undertaken by the State Departments of Navigation and Ocean Development and Parks and Recreation. The major requirements for boating activities are mooring or launching facilities in protected waters. The City of Santa Barbara marina, which provides the only berthing facilities in the County, has slightly over 1,000 slips. The waiting period for a slip now runs over two years. Launching facilities in the County are provided at Goleta Beach County Park and Gaviota State Park.

Increasing the supply of berthing facilities in order to meet the demand would require expansion of the City's harbor or construction of a new harbor somewhere in the County. Since the County does not have any natural harbors, such development would require dredging and/or construction of a breakwater. Such activities are known to have adverse effects on marine resources and can interfere with the natural movement of sand along the shore.

The Department of Navigation and Ocean Development, in a study prepared for the Coastal Commission (Small Craft Facilities Chapter--Existing and Future Site Locations, March 14, 1975) has suggested that Point Sal and Cojo Bay be considered as possible locations for a harbor of refuge; however, a specific project has not been proposed to date. The viability of the Cojo site as a harbor of refuge may be affected if a LNG Terminal is constructed at that location.

Policies

Policy 7-27: The County shall provide expanded opportunities for recreational boating where feasible.

Implementing Actions:

- a. The County shall study the feasibility of providing storage for small boats, i.e., catamarans, at existing County Parks.
- b. The County shall negotiate with oil operators in the area to acquire options to lease or buy pier facilities at such time as they are no longer needed by the industry.

3.7.7 VISITOR-SERVING COMMERCIAL DEVELOPMENT

Coastal Act Policies

30213. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Neither the commission nor any regional commission shall either: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low and moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

30222. The use of private lands suitable for visitor-serving commercial recreation facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

30250. (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Planning Issues

Visitor-serving commercial development includes hotels, motels, private campgrounds, restaurants, and commercial-recreational developments such as shopping and amusement areas for tourists. These visitor-serving facilities together with public parks and beaches provide the major opportunities for public access and recreation on the coast.

In the County's coastal zone, public recreational areas rather than commercial visitor-serving facilities are the dominant activity. The majority of commercial visitor-serving facilities are concentrated within the City of Santa Barbara and, to a lesser extent, the City of Carpinteria. From Ellwood west to Point Conception and north to the San Luis Obispo County line, the coastal area is rural and remote; extensive State park development, County parks, large cattle ranches, and rugged open areas characterize this area. In the urbanized South Coast area, both the Biltmore and Miramar Hotels are visitor-serving landmarks in the coastal area of Montecito. Further east, the novelty shops and restaurants of Santa Claus Lane provide a rest-stop for travelers using Highway 101.

As development, commercial visitor-serving facilities need to be sited where public services are adequate and where such facilities would be compatible with adjacent land uses. Also of concern is the Coastal Act mandate that commercial recreation shall not take precedence over agriculture or other coastal dependent industry. Based on these considerations, there are few areas within the County's coastal zone which would be appropriate for new commercial visitor-serving development.

The land use plan provides limited opportunities for new visitor-serving commercial development. In the Carpinteria planning area, the eastern portion of the Carpinteria bluffs has been designated for a visitor-oriented use (refer to Section 4.2.3). In addition, the Haskell's beach property, which is west of the Sandpiper Golf Course, has been partially designated for resort use. Development of other visitor-serving facilities in the rural areas of the County's coastal zone is not viewed as appropriate at this time.

Policies

- Policy 7-28: Visitor-serving commercial recreational development that involves construction of major facilities, i.e., motels, hotels, restaurants, should be located within urban areas, and should not change the character or impact residential areas.
- Policy 7-29: Visitor-serving commercial recreational development in rural areas should be limited to low intensity uses, i.e., campgrounds, that are designed to protect and enhance visual resources, and minimize impacts on topography, habitats, and water resources.
- Policy 7-30: Visitor-serving facilities shall be permitted in rural areas only if it is determined that approval of such development will not result in a need for major ancillary facilities on nearby lands, i.e., residences, stores, gas stations.

3 .8 Agriculture

acres. Historically, minimum parcel size restrictions have led to parcelization of larger holdings into smaller holdings, frequently resulting in parcels unsuited for continuation of large-scale agricultural activities such as cattle grazing. Therefore, a new strategy is needed. One alternative would be to permit a clustered residential development at a density greater than that permitted under the specified minimum parcel size on a small portion of the property, with the requirement that the balance of the land be maintained in agricultural production. Through this type of limited development, the vast majority of the agricultural land would be retained intact as a single unit, affording the economies of scale that are required in non-prime operations.

Impact of Greenhouse Development on Coastal Resources

Under the Coastal Act, greenhouses, although an agricultural activity, are also a type of development and must be evaluated in terms of their impact on the long-term productivity of soils and the preservation of an area's agricultural economy. Issues such as the contribution of greenhouses to increased runoff, loss of groundwater recharge, the effects of soil coverage and compaction, and impacts on visual quality need to be addressed.

Greenhouse operations vary in the amount of structural and related land coverage required for production. In the Carpinteria Valley, approximately 60 percent of greenhouse production takes place directly in the underlying soil, the remainder taking place in pots or containers. However, aside from the land reserved for growing, asphalt or concrete coverage is generally used for storage, packing and loading areas, walkways, driveways, and parking. The cost of removing greenhouse structures and related coverage can be prohibitive, foreclosing the possibility of returning the land to other types of open field agriculture. In some cases, gravel or sand is substituted as a covering for driveways and parking areas; but, this type of coverage can also be detrimental to the future productivity of the soil because of compaction and penetration into the topsoil.

Although greenhouses are a permitted use in all of the County's agricultural zones, specific greenhouse regulations are stipulated only in the A-1-X zone. According to the existing ordinance, a greenhouse must be set back 50 feet from the centerline of any street and 20 feet from the lot lines of the parcel on which it is located. These are the only conditions affecting greenhouse lot coverage at this time and they are insufficient in several respects. The 50-foot setback from the centerline of any street is not adequate in the Carpinteria Valley, since the width of the two major roads along which greenhouses are located (Via Real and Foothill) varies, leading to a lack of uniformity in the setback requirement. Where a 20 foot setback along property lines is adequate for smaller greenhouse projects (i.e., on existing parcels of less than five acres), an increased setback is needed for projects on lots of five acres or more, particularly where greenhouses are located adjacent to residential neighborhoods. In addition, the maximum proportion of lot coverage for greenhouse structures and impervious surfaces needs to be specified to control the density of

needed in the Valley, the level of increase that would be appropriate is conditioned by the existing predominance of smaller parcel sizes; over half of the parcels in the Valley are less than ten acres in size.

Under the land use plan, a ten-acre minimum parcel size is proposed as a base agricultural minimum in place of the minimum five acres permitted under the existing A-1-X zone in the Carpinteria Valley. However, a range of minimum parcel sizes from five to forty acres is also included to provide for flexibility and to adjust for topographic and soil constraints. Since the Carpinteria Valley is the largest prime agricultural area in the County's coastal zone, the determination of a minimum parcel size for the Valley is used as the basis for agricultural minimums in Summerland, Goleta, and other prime agricultural lands within the bounds of the coastal zone.

In the rural area of the County's coastal zone extending west from Ellwood to Point Conception and north to the County line, existing zoning includes General Agriculture and Limited Agriculture designations. Since agriculture in this area is mostly non-prime, i.e., cattle grazing and forage crops, large acreages are required to be economically viable and 100-acre minimums are specified for most areas under present zoning. An Unlimited Agriculture ("U") zone with a ten-acre minimum also exists in some areas. Historically, this designation was used for unclassified lands in the County's rural areas. On the basis of economic viability and resource constraints, both the 100-acre and 10-acre minimums are inadequate for non-prime agricultural lands. Yet, on the Gaviota Coast between Ellwood and El Capitan, the vast majority of parcels are less than 100 acres in size and existing agriculture is a mixture of prime and non-prime pursuits. A 100-acre minimum, therefore, continues to be the most appropriate minimum parcel size for agriculturally designated lands in this area. West of El Capitan, agriculture in the Gaviota Coast planning area is predominantly non-prime due to changes in the topography, climate, and availability of water resources. Under the land use plan, the agricultural minimum parcel size is increased to 320 acres in this portion of the planning area to reflect these changes.

Along the North Coast, the coastal boundary extends inward, encompassing the entire Hollister and Bixby Ranches. Although parcelization has already occurred on Hollister Ranch under the existing 100-acre zoning, the Bixby Ranch remains under single ownership. Because of the need to sustain the economic viability of the County's non-prime agricultural lands on the North Coast and, also, because of the area's remoteness, lack of water resources and public services, an increase in the minimum parcel size is required. The land use plan stipulates a 320-acre minimum for the North Coast to strengthen agriculture as the principal land use and to bring potential buildout in line with the area's available resources.

Determination of minimum parcel sizes alone may not be sufficient to sustain the large, non-prime agricultural operations still in existence in the rural areas of the coastal zone, i.e., ranches in excess of 10,000

high return, specialty crop areas within the urbanized portion of the South Coast. Minimum parcel sizes under the Agriculture I designation range from five to forty acres and permitted uses include food and fiber crops, orchards, and greenhouse operations; commercial horse stabling facilities would require a conditional use permit under this designation. The ranches and large scale grazing operations typical of the rural area from Ellwood to Gaviota, the Hollister and Bixby Ranches, and North Coast are shown as Agriculture II. Minimum parcel sizes range from 100 to 320 acres; greenhouses would be a conditional use under the Agriculture II designation.

Urban/rural boundaries are delineated on the land use plan maps for the Carpinteria Valley, Summerland, and Goleta areas; each of these proposed boundaries is explained in detail in the respective planning area discussions in Chapter 4.

Minimum Parcel Size

In addition to designating lands for agricultural use, minimum agricultural parcel sizes which will strengthen agricultural uses by allowing for flexibility in the scale of production required for existing and potentially viable crops and preventing parcelization to a point where agricultural viability would be jeopardized need to be determined. In several areas of the County's coastal zone, agricultural minimum parcel sizes specified under existing zoning are inadequate to sustain agricultural production over the long term; thus, some increase is warranted. Countering this need for an increase in minimum parcel sizes, however, is the existence of smaller parcels in many areas of the coastal zone, which limits the degree to which change can be effected.

In the Carpinteria Valley, escalating land costs characteristic of an area with urban potential, have contributed to development of the Valley's specialty crop agricultural economy and the formation of smaller agricultural parcels. In 1956, the County instituted the "A-1-X" zone, establishing a five-acre minimum parcel size for the Valley and other areas of the South Coast. This action was prompted by the possibility that urban uses would intrude into existing agricultural areas. In 1971, the County modified the Uniform Rules of the Agricultural Preserve Program to allow growers who own as few as five acres of fully planted and commercially producing land to qualify for preserve status if they apply with growers of equal or larger size to meet the 40-acre minimum preserve size required for prime agricultural lands. This action was taken to strengthen the A-1-X zone in the face of mounting urban pressures. In 1978, the County again modified the Agricultural Preserve requirements to allow five-acre parcels with 4.75 fully producing acres to qualify as preserves if all of the other requirements are also satisfied. Although these measures have been effective in holding the line against further urban encroachment in the Carpinteria Valley, a buildout of the Valley based on the permitted five-acre minimum would jeopardize the area's agricultural production and lead to adverse impacts on local resources and service systems (see Carpinteria Valley planning area discussion). While a larger minimum parcel size is

Urban/Rural Boundary

Within the County's coastal zone, the need for clearly defined urban/rural boundaries is especially apparent on the South Coast, where prime coastal agriculture has given way to urban expansion in a rapidly developing area. Lemon orchards and vegetable "truck" farms once characteristic of the coastal area of Goleta have gradually been replaced by residential subdivisions and industrial parks as a result of the area's growth. The prime agricultural lands of the Carpinteria Valley have also been subject to urban encroachment. From 1970 to 1975, the City of Carpinteria experienced its most rapid growth. During that period, the City annexed two large residential subdivisions and an industrial park, the former encroaching onto prime agricultural soils to the north of the City and the latter requiring the conversion of some viable orchards to the east. At present, the City's boundaries generally abut prime soils or prime agricultural lands. Residential enclaves such as Serena Park and Shepard's Mesa have also emerged in the unincorporated area of the Carpinteria Valley, introducing a residential estate land use pattern into the agricultural setting. To the west, the town of Summerland is surrounded by rural lands which are best suited for continued rural use because of a combination of existing agricultural uses, natural hazards (steep slopes and unstable soils), and resource constraints.

The purpose of an urban/rural boundary is to clearly delineate areas appropriate for urban land use, i.e., residential, commercial, and industrial, from areas where rural uses should be sustained, principally agriculture but including rural residential, coastal dependent industry, and limited highway commercial activities where necessary. The urban/rural boundary is not necessarily defined on a jurisdictional basis; for example, agriculturally designated lands within city limits that are located on the urban fringe and contiguous with other agricultural parcels would be included in the rural area. Conversely, a residential subdivision contiguous to other urban uses but in an unincorporated area would be considered urban. The principal determinant in establishing an urban/rural boundary is the preservation of existing agricultural lands, while allowing for reasonable growth within urban areas through infilling and logical expansion outward. To this end, criteria for designating agricultural lands, not as a transitional land use but for agricultural use over the long term, need to be developed. The preservation of lands with prime agricultural soils, i.e., Class I or II according to the U.S. Soil Conservation Service, is of highest priority. Prime agricultural lands, as defined in Section 51201 of the Public Resources Code (Appendix A), and lands in existing agricultural production are the next most important to receive agricultural land use designations. Finally, lands not in production but having agricultural potential (i.e., soils, topography, location and other factors which will support long term agricultural production) need to be identified for agricultural use.

In the land use plan, two agricultural land use designations are used: Agriculture I and Agriculture II. Agriculture I is used to designate the

has emerged in response to the area's prime growing conditions and the escalating land values characteristic of an urbanizing area. Of the approximately 3,900 acres in agricultural use in the Valley at this time, 3,200 acres are planted to lemons and avocados; 650 acres are devoted to greenhouse and nursery production; and the remaining acreage is being cultivated for other irrigated crops. An estimated 2,350 acres of the Valley's soils are classified as prime, representing about 60 percent of the lands in production. Bordering the Carpinteria Valley, the non-prime soils and generally steep slopes north and east of the community of Summerland are currently planted to lemons and avocados; horse stabling facilities, related to the nearby Santa Barbara Polo Grounds, are also found in this area.

Agriculture in the coastal zone from Montecito to Ellwood is scattered and of a smaller scale than that of the Carpinteria Valley. A number of greenhouses exist in the vicinity of More Mesa in Goleta, and new plantings of lemons and avocados extend along U. S. 101 west of Ellwood. At El Capitan, a more rugged topography, less moderate climate, and lack of water resources foster a natural transition to cattle grazing and large scale ranch operations. The latter activities typify agriculture in the rest of the County's coastal zone from Gaviota to the San Luis Obispo County line, except for a small portion of the fertile Santa Maria Valley west of Guadalupe, which is in vegetable production.

The County's commitment to the preservation of agricultural lands is demonstrated by the success of its Agricultural Preserve Program. Currently, there are 525,760 acres enrolled in preserves throughout the County representing over 90 percent of the eligible privately owned prime and non-prime lands. While the Preserve Program has been strongest in the rural areas of the County, over 20,000 acres of prime lands located within one mile of City limits are enrolled. In the Carpinteria Valley, 2,878 acres are under preserve status at this time. Although none of the greenhouse growers has elected to join the program to date, 55 acres of nursery production have been enrolled.

Coastal Act policies require that the maximum amount of prime agricultural lands be maintained in production and that conflicts between agricultural and urban land uses be minimized. The Act also calls for the protection of the long term productivity of soils and stipulates conditions under which the conversion of agricultural lands to non-agricultural uses would be appropriate. To carry out the goals of the Coastal Act, the land use plan must delineate stable urban/rural boundaries in areas where agricultural lands are directly affected by past and potential urban encroachment and establish minimum parcel sizes for agriculture which will tend to strengthen agricultural use over the long term. Policies and performance standards must also be formulated which will prevent adverse impacts on coastal resources from agricultural development, e.g., erosion caused by orchard development on steep hillsides, water quality degradation from agricultural irrigation runoff, and loss of soil productivity from agricultural development such as greenhouses.

3.8 AGRICULTURE

3.8.1 COASTAL ACT POLICIES

30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

30242. All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

30243. The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of non-commercial size shall be limited to providing for necessary timber processing and related facilities.

3.8.2 PLANNING ISSUES

Agriculture in the County's coastal zone varies with the diverse topography and soil types that distinguish the rocky, rugged coastline of the North County (Hollister and Bixby Ranches to Guadalupe) from the alluvial plains and foothills of the South Coast, exemplified by the Carpinteria Valley. In the Carpinteria Valley, a trend toward higher return specialty crops, e.g., cut flowers and nursery stock, lemons, and avocados,

development and mitigate visual impacts. Since setbacks can account for a significantly large proportion of the smaller parcels, setback requirements for these parcels should be less than for larger parcels; maximum coverage requirements should also be adjusted to reflect this concern.

In the Carpinteria Valley, water runoff from greenhouse structures and related impervious surfaces as well as from agricultural irrigation is directed to the Valley's natural drainage channels. Two of these water courses, Franklin and Santa Monica Creeks, flow directly into Carpinteria Marsh. Portions of these creeks have been channelized and plans have been proposed to channelize other portions within the Marsh itself. The current capacity of the channels is based on existing land use patterns in the Valley. Additional runoff from a substantial increase in greenhouse, agricultural, or urban development could potentially overburden these channels, creating a need to enlarge them and resulting in a loss of habitat. In addition, although there is no present evidence of water contamination in the Marsh, the impact of runoff waters on the water quality of the Marsh needs to be monitored. The cumulative runoff and water quality impacts of increased agricultural development in the Valley on the area's resources have not been assessed to date, as projects have been evaluated on a case by case basis. Given the extent of agricultural development in the Valley at this time, an overall assessment of these impacts is needed.

With the exception of an area in the western portion of the Carpinteria Valley south of Foothill Road and another narrow strip to the east of the City, most of the Valley is in a groundwater recharge area. Depending on the amount of impervious surface coverage, greenhouses can reduce the rate and area of permeability for recharge with the result of decreasing water replenishment to the groundwater basin. However, while some recharge may be lost due to greenhouse coverage, water is returned to the groundwater basin through internal irrigation. The actual loss of groundwater recharge caused by greenhouse projects needs to be measured on a case by case basis and mitigating measures required as necessary. Recharge can be restored through use of impoundment basins, porous pavement, and other water management measures.

The amount of water used in greenhouse operations is greater than that required for most open field crops grown in the coastal area. Because of existing water constraints on the South Coast, the need for supplemental water will be a limiting factor for new greenhouse developments as well as conversions from existing field crops to cover crops (see planning area discussions and Section 3.2).

At present, new greenhouse projects of 20,000 square feet or more, and additions of 10,000 square feet and over, which result in a structure in excess of 30,000 square feet, are subject to an impact analysis through the environmental review (EIR) process. Because of the concern for the potential adverse impacts caused by greenhouses, all greenhouse projects of 20,000 square feet or more and any additions to an existing greenhouse development that create a total development of 20,000 square feet or more need to be subject to environmental review. In addition, criteria for

evaluating adverse impacts from greenhouses need to be standardized, in order that these impacts can be identified and mitigating measures required.

The industrial appearance of greenhouses as viewed from Highway 101 and other public streets in the Valley can detract from the visual quality of the coastal area if not appropriately landscaped. The County has instituted landscaping requirements which have been effective in most cases in minimizing the visual impact of greenhouses. According to the requirements of the A-1-X zone, a landscaping plan must be approved by the County Resource Management Department and such landscaping must be capable of screening greenhouse structures and parking areas within five years. These measures are adequate to protect coastal visual resources.

3.8.3 POLICIES

Policy 8-1: An agricultural land use designation shall be given to any parcel in rural areas that meets one or more of the following criteria:

- a. Prime agricultural soils (Capability Classes I and II as determined by the U.S. Soil Conservation Service).
- b. Other prime agricultural lands as defined in Section 51201 of the Public Resources Code (Appendix A).
- c. Lands in existing agricultural use.
- d. Lands with agricultural potential (e.g., soil, topography, and location that will support long term agricultural use).

These criteria shall also be used for designating agricultural land use in urban areas, except where agricultural viability is already severely impaired by conflicts with urban uses.

Policy 8-2: If a parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, conversion to non-agricultural use shall not be permitted unless such conversion of the entire parcel would allow for another priority use under the Coastal Act, e.g., coastal dependent industry, recreation and access, or protection of an environmentally sensitive habitat. Such conversion shall not be in conflict with contiguous agricultural operations in the area, and shall be consistent with Section 30241 and 30242 of the Coastal Act.

Policy 8-3: If a parcel is designated for agricultural use and is located in a rural area contiguous with the urban/rural boundary, conversion shall not be permitted unless:

- a. The agricultural use of the land is severely impaired because of physical factors (e.g. high water table), topographical constraints, or urban conflicts (e.g., surrounded by urban uses which inhibit production or make it impossible to qualify for agricultural preserve status), and
- b. Conversion would contribute to the logical completion of an existing urban neighborhood, and
- c. There are no alternative areas appropriate for infilling within the urban area or there are no other parcels along the urban periphery where the agricultural potential is more severely restricted.

Policy 8-4: As a requirement for approval of any proposed land division of agricultural land designated as Agriculture I or II in the land use plan, the County shall make a finding that the long-term agricultural productivity of the property will not be diminished by the proposed division.

Policy 8-5: All greenhouse projects of 20,000 or more square feet and all additions to existing greenhouse development, i.e., greenhouse expansion, packing sheds, or other development for a total of existing and additions of 20,000 or more square feet, shall be subject to County discretionary approval and, therefore, subject to environmental review under County CEQA guidelines.

Prior to issuance of a development permit, the County shall make the finding based on information provided by environmental documents, staff analysis, and the applicant that all significant adverse impacts of the development as addressed in paragraphs "a" through "e" below have been identified and mitigated.

Action

The County Resource Management Department shall develop procedures and standards for the environmental impact analysis of greenhouse developments. This action is necessary to ensure that all significant adverse impacts on coastal resources are identified and that mitigation measures are attached to projects as a condition of approval to mitigate individual and cumulative impacts. Such guidelines shall include an evaluation of the following factors for each project:

- a. An assessment of the individual and cumulative increases in the amount and rate of runoff that would be caused by the proposed project and the potential impact on downstream water courses. Mitigating measures shall be required to prevent runoff waters from entering overburdened water courses by directing runoff to water courses capable of handling the increased flow, or to collect the runoff and provide for drainage systems adequate to handle the increased flow.

- b. If the project is located in a groundwater recharge area, a determination of the amount and rate of recharge that would occur if the site were uncovered and the net loss of recharge that will result from the project. Projects will be required to provide for the net potential loss of recharge that will result from the project through the use of impoundment basins where feasible or other means of collecting, storing, and percolating water for the purpose of recharging the groundwater basin.
- c. Assessment of the impact of materials used for coverage and amount of coverage on the long-term productivity of soils.
- d. Assessment of the potential adverse impacts of the project on the water quality of affected water bodies and groundwater basins.

To this end, the following information shall be required for each greenhouse project:

- 1. the volume of water runoff or discharge during normal operating conditions and during the rainy season of the year.
- 2. the types and amounts of pesticides and fertilizers contained in the runoff or discharge.
- 3. the method for disposing of the runoff or discharge, i.e., a drainage plan, irrigation plan, or other means of determining how the runoff will be managed.

The County shall request the Regional Water Quality Control Board to review each greenhouse project for conformance with applicable State statutes and policies and to recommend mitigating measures where necessary. No discharge shall be permitted into enclosed bays and estuaries unless it can be shown that such discharge will not degrade the quality of the receiving waters. In addition, no detectable level of pesticide shall be discharged into surface waters. Mitigation means may include suspension of the runoff and redirection away from the affected waters, treatment of the runoff to remove toxicants and nutrients present, and/or monitoring of discharge from individual greenhouse projects.

To implement this policy in the Carpinteria Valley, a program for regular monitoring of the water quality of the Carpinteria Marsh and streams affected by greenhouse development shall be established (see also Recommendation 8, paragraph b(1), Section 3.9).

- e. Assessment of the potential adverse impacts of the climate control aspects of the project on air quality.

In addition to the mitigating measures listed above, other measures necessary to mitigate any adverse impacts identified as a result of the evaluation of these and other factors shall be required as a condition of project approval. In order to adequately assess the potential individual and cumulative impacts of greenhouse development on the coastal resources of the Carpinteria Valley, the County should conduct a master environmental impact assessment for the Valley to determine the level of greenhouse development that the Valley's resources can support without experiencing adverse environmental impacts. The County shall seek funding for the preparation of the master environmental impact assessment during the implementation phase of the Local Coastal Program. If the master environmental impact assessment is not completed within three years of the certification of the County's land use plan, greenhouse development (as regulated by Policy 8-5) shall automatically become a conditional use on Agriculture I designated lands in the Carpinteria Valley. If, however, the County and Coastal Commission agree on land use designation or policy changes based on the County's assessment of adverse environmental impacts of greenhouses gathered through the permit process, conditional use permits shall not be required for greenhouse development.

Policy 8-6: No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential. In addition, setback and maximum lot coverage requirements shall be as follows:

<u>Parcel Size</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage for All Structures</u>
Less than 5 acres	30 feet from the right-of-way of any street and 20 feet from the lot lines of the parcel on which the greenhouse is located	75 percent
5 to 9.99 acres	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	70 percent
10 acres or more	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	65 percent

Policy 8-7: Landscaping and screening shall be installed within six months of completion of new greenhouses and/or accessory buildings. Such landscaping shall reasonably block the view of greenhouse structures and parking areas from the nearest public road(s) within five years of project completion.

Policy 8-8: The existing and future viability of large, non-prime agricultural operations of 10,000 acres or more for which the County of Santa Barbara has not approved land divisions in the Gaviota Coast and North Coast Planning Areas shall be protected. In order to preserve non-prime agricultural operations and avoid subdivision of large ranches down to the minimum parcel sizes specified in the land use plan, residential development at a density greater than that allowed under the specified minimum parcel size may be permitted only if clustered on no more than two percent of the gross acreage with the remaining acreage to be left in agricultural production and/or open space. The maximum density allowable under a clustered residential development shall be calculated at the rate of one dwelling unit per two acres for each acre included in the two percent area. Residential development to exceed one dwelling unit (du) per two acres in the two percent area up to a maximum of one du per acre may be permitted, provided that the County can make the finding that there is no potential for significant adverse environmental effects with respect to the findings listed below. An additional one percent of the gross area shall be dedicated for public recreation and reserved for commercial visitor-serving uses. Such developments may be considered subject to the following findings which shall be based on data contained in an Environmental Impact Report on each project.

Findings:

- a) The County shall make the finding that the proposed development will be compatible with the long-term preservation of the agricultural operation.
- b) The County shall make the finding that water resources and all necessary services are adequate to serve the proposed development, including residential, public recreation, and commercial visitor-serving uses, and the existing agricultural operation.

Water and all necessary services shall be allocated to each land use in the following order of priorities: (1) existing agricultural operations; (2) recreational and visitor-serving uses*; (3) residential development.

* Water to be reserved for commercial visitor-serving uses shall be an amount equivalent to that needed for a 100-room hotel or a transient population of 250 persons for each five acres of land reserved for such uses.

Residential density shall be decreased if necessary to reserve adequate water supply for agriculture, recreation, and commercial visitor-serving land uses. The E.I.R. on each project shall include an assessment of the potential alternative of intensification of the agricultural operations (e.g., potential for production of higher economic return crops or expansion of existing operations). If this assessment shows that the ranch has good potential for intensification of agriculture without impacting habitat resources, the County shall require the applicant to reserve sufficient water for expanded or intensified agricultural operations.

- c) The County shall make the finding that the proposed development has been sited and designed so as to: (1) avoid and buffer all prime agricultural areas of the site; (2) minimize to the maximum extent feasible the need for construction of new roads by clustering new development close to existing roads; (3) avoid placement of roads or structures on any environmentally sensitive habitat areas; (4) minimize impacts of non-agricultural structures on public views from beaches, public trails and roads, and public recreational areas; and (5) minimize risks to life and property due to geologic, flood, and fire hazard. (Minor agricultural development, i.e., fences, irrigation systems, shall be excluded from these findings.)
- d) The County shall make the finding that the residential development has been clustered to the maximum extent feasible so as not to interfere with agricultural production but shall also be consistent with the goal of maintaining the rural character of the area.
- e) The County shall make the finding that that conditions, covenants, and restrictions governing the Homeowners' Association and/or individual lots are adequate to insure permanent maintenance of the lands to remain in agriculture and/or open space.

If the County can make these findings, development may be permitted subject to the following conditions and pursuant to adoption of a special overlay district under the applicable County zoning ordinance:

Conditions:

- a) Initial public capital costs created by the development shall be borne by the applicant. Property tax and other revenues accruing to local government from the development shall be equal to or exceed all costs of providing services such as roads, water, sewers, and fire and police protection.

3.9 Environmentally Sensitive Habitat Areas

3.9 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

3.9.1 COASTAL ACT POLICIES

The guiding policies for the protection of land and marine habitats in the coastal zone set forth in the Coastal Act of 1976 are:

30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

30233. (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible, mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.

(5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California" shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of South San Diego Bay, if otherwise in accordance with this division.

For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed or improved, where such improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.

(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients which would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provision of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for such purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or; (3) developments where the primary function is the improvement of fish and wildlife habitat.

30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

30607.1 Where any dike and fill development is permitted in wetlands in conformity with this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measure shall not be required for temporary or short-term fill or diking: provided, that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.

3.9.2 DEFINITION AND LOCATION

Although most undeveloped areas of the coastal zone, as well as many isolated pockets of open space within urban areas, provide a "habitat" for many species of animals and plants, the intent of the Coastal Act is preservation of significant habitat resources. Environmentally sensitive habitat areas are defined as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." (Coastal Act, Section 30107.5)

The coastal zone of Santa Barbara County, as a result of its topography, climate, and land use patterns, exhibits a wealth and diversity of habitats. The islands of Santa Rosa and Santa Cruz, in particular, are known for their outstanding biological values (refer to Section 4.8 for a discussion of island habitats). All known environmentally sensitive habitats on the islands and mainland have been located on topographic maps. These resource maps and supporting documentation are on file at the County Resource Management Department.

Habitats which are found in the County's coastal zone include: rare and endangered species habitats (as identified by the California Department of Fish and Game), wetlands, streams, nearshore reefs, tidepools, offshore rocks, native plant communities, dunes, kelp beds, harbor seal rookeries and hauling out grounds, and seabird roosting and nesting areas. The general locations of some of the mainland habitat resources are summarized in the following chart:

Area	Habitat Type
Santa Maria River Mouth	Wetland
Guadalupe Dunes	Dunes, dune plant habitat, Least Tern nesting sites
Mussel Point	Rocky point, intertidal area and dunes
Point Sal	Rocky intertidal, coastal strand-plant community, coastal bluff plant community
Santa Ynez River Mouth (Surf)	Dune and wetland
Point Conception, Jalama, and Jualachichi Summit	Rocky intertidal, coastal strand community, wetland and riparian habitats, chaparral, <u>Pinus muricata</u> stand
Point Conception to Ellwood	Rocky intertidal areas
Naples Reef	Rocky subtidal area
Ellwood Pier Area	Native grassland
Devereux	Dunes and wetland
Coal Oil Point	Rocky intertidal
Isla Vista Coastal Vernal Pools	Rare and seasonal plant community
Goleta Point	Rocky intertidal
Goleta Slough	Wetland, vernal pools, freshwater marsh
More Mesa	White-tailed Kite habitat
El Estero (Carpinteria Marsh)	Wetland
Carpinteria Reef	Rocky intertidal

NOTE: Harbor seal hauling grounds, butterfly trees, streams, and native plant communities are found at many locations in the coastal zone.

3.9.3 PLANNING ISSUES

Habitats are considered to be environmentally sensitive when they exhibit extreme vulnerability to disturbance or destruction from human activities. In Santa Barbara County, recreational uses, agricultural practices, and development pose the greatest threats to habitats because existing County regulations do not provide adequate protection. These issues are summarized below.

Recreational uses: Many recreation areas are located on or near habitat resources. Impacts from recreational uses include off-road vehicle (ORV) trespass, trampling or alteration of vegetative cover, disturbance of wildlife, collection of specimens, and harvesting for food. These problems are

exacerbated by the lack of public awareness of the value of habitats and the potential for damage from these activities. Some of these impacts could be mitigated by proper management and maintenance of park areas and better control over types and locations of recreational activities.

Agricultural uses: Certain agricultural practices which are prevalent in the County have impacts on habitats. These practices include the use of stream water for irrigation, land clearing, and pesticide applications, and may damage habitats by causing stream depletion, erosion, and contamination through runoff.

Development: Urban and/or industrial development near or adjacent to habitats may be accompanied by a host of human activities and related land uses which are incompatible in many instances with the continued existence of certain species. Specific impacts include noise, pollution, intrusion, and outright habitat removal through grading, paving, and placement of structures. Oil development is an issue of particular concern due to the threat of oil spills. Existing oil spill contingency measures may not be adequate to save wetlands, tidepools, and kelp beds in the event of a spill.

Existing land use control measures: Existing County procedures and ordinances are not adequate to ensure protection of coastal habitat resources. With the exception of the preserve designation for the Carpinteria Marsh, habitat areas are not specified or protected in existing general plan or zoning designations. Even the recently adopted Conservation Element is inadequate to protect habitats because its policies are advisory rather than mandatory. Consequently, protection of habitats is generally left to the environmental review process. This procedure provides only limited protection of habitat resources; not only are many projects exempt from environmental review, but it is rare that a project is denied on the basis of findings in environmental documents. Moreover, the lack of existing County policy means that projects are designed without benefit of specific guidelines to ensure protection of habitat resources. If project re-design is required as a result of environmental review, costs to developers increase significantly.

3.9.4 ENVIRONMENTALLY SENSITIVE HABITAT AREA OVERLAY DESIGNATION

The land use plan proposes an Environmentally Sensitive Habitat Area overlay designation to address the deficiencies in existing regulatory procedures. The overlay designation symbolically indicates the locations of most habitat areas on the land use plan maps. (Small wetlands and streams, which are habitat areas by definition, are shown only on the resource maps and not on the land use plan overlay.) The resource maps include detailed information on all known habitat locations and should be used along with the land use plan maps. The policies for each habitat type which follow later in this section are to serve as guidelines for development on or adjacent to the habitat areas designated on the land use plan and resource maps.

The following criteria were used in determining which habitats in the County's coastal zone warranted the Habitat Area overlay designation:

1. Unique, rare, or fragile communities which should be preserved to ensure their survival in the future, i.e., dune vegetation, native grasslands.
2. Rare and endangered species habitats that are also protected by Federal and State laws, i.e., harbor seal rookeries and haul out areas.
3. Plant community ranges that are of significant scientific interest because of extensions of range, or unusual hybrid, disjunct, and relict species (see definitions in Appendix A).
4. Specialized wildlife habitats which are vital to species survival, i.e., White-tailed Kite habitat, butterfly trees.
5. Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diversity of species, i.e., Point Sal.
6. Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future, i.e., Naples Reef.
7. Areas that are important because of their biological productivity such as wetlands, kelp beds, and intertidal areas.
8. Areas that are structurally important in protecting natural landforms and species, i.e., dunes which protect inland areas, riparian corridors that protect stream banks from erosion and provide shade, kelp beds which provide cover for many species.

Significant habitat resources in the coastal zone which meet at least one of these criteria are designated on the land use plan maps.¹ Environmentally sensitive habitat areas have been grouped into the following categories:

¹ While the designations reflected on the land use plan and resource maps represent the best available information, these designations are not definitive and may need modification in the future. The scale of the maps precludes complete accuracy in the mapping of habitat areas and, in some cases, the precise location of habitat areas is not known. In addition, migration of species or discovery of new habitats would result in the need for designation of a new area. Therefore, the boundaries of the designations should be updated periodically in order to incorporate new data. Changes in the overlay designations may be initiated by the County or by landowners.

Dunes	Subtidal Reefs
Wetlands ²	Rocky Points and Intertidal Areas
Native Grasslands	Kelp Beds
Vernal Pools	Seabird Nesting and Roosting Areas
Butterfly Trees	Native Plants ²
Marine Mammal Rookeries and Hauling Grounds	Streams ²
White-tailed Kite Habitat	

Due to the limitations of mapping techniques and, in some cases, incomplete information on habitat areas, the following policies shall apply to development on parcels designated as a habitat area on the land use plan and/or resource maps and to development on parcels within 250 feet of a habitat area or projects affecting an environmentally sensitive habitat area.

POLICIES:

9-1: Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.

Habitats found in the County and policies for protecting these habitats are listed below. These policies are in addition to existing State and Federal regulations which protect many species of plants and animals and their habitats.

HABITAT TYPE: Dunes

Location: Guadalupe (Mussel Rock), Surf, Devereux, Channel Islands

Description: Dunes are distinct and sensitive ecosystems that contain many rare, endangered, protected, or unusual plant and animal species. Dune

² Most native plant communities are not designated on the land use plan and resource maps because they exist in so many locations throughout the coastal zone. Only major streams and wetlands are shown on the land use plan maps.

landforms serve an important function in protecting inland areas from storm damage and erosion. This highly specialized habitat is extremely unstable due to the sensitive interplay between surf, wind, and sand conditions. Sparse, highly adapted vegetation provides the only stabilization of the constant sand movement. The small number of undisturbed dune areas in Southern California make many of the dune species uncommon, rare, or endangered. Three rare or endangered plant species found in the dune habitats of Santa Barbara County are Cirsium rhotophilum, Corethrogyne leucophylla, and Senecio blochmaniae (Native Plant Society, 1971). The principal threats to dune habitats are land uses or recreational activities which result in removal of the vegetation which stabilizes the sand. Oil and gas development, sand mining, and off-road vehicles use may contribute to degradation of the dune resources unless adequately controlled.

The Guadalupe Dunes area extends from the mouth of the Santa Maria River south to Mussel Point. In addition to the rare and endangered plant species listed above, another rare plant, Erigeron foliosus var. blochmaniae is found here (California Natural Areas Coordinating Council). The endangered California least tern nests on these dunes. The Guadalupe Dunes area has been designated as a National Natural Landmark by the National Park Service in recognition of its outstanding resource values. Current unauthorized recreational use by off-road vehicles and hang-gliders is destroying shallow-rooted plants on the dunes, disturbing bird nesting sites, and may be causing movement of the sand inland onto adjacent agricultural lands.

The Surf dunes are located at the mouth of the Santa Ynez River and surround a 40-acre County park (Ocean Beach County Park). The area around the County park is owned by Vandenberg Air Force Base. The sand dunes which are associated with the Santa Ynez River wetland area are of great interest to botanists. Cirsium rhotophilum, an endangered California plant was first collected and described in the dunes of Surf (Munz, 1970). Additionally these dunes contain the southernmost populations of several coastal strand dominants, e.g., Evening Primrose (Oenothera cheiranthifolia), and Sand Verbena (Abronia latifolia) (Munz, 1970). Nesting sites of least tern have been found on the Surf dunes. Off-road vehicles and recreational activities have damaged the dune vegetation and disturbed nesting sites.

The Devereux sand dunes are located west of the UCSB campus; most of the dunes are protected under the Natural Land and Water Reserve System of the University of California. The University attempts to protect the dunes from adverse impacts by prohibiting trespassing. There are signs, fences, and campus police patrols to act as deterrents. The dune area to the west of Devereux campus is not protected and is subject to impacts from off-road vehicle and uncontrolled recreational access.

Policies:

- 9-2: Because of their State-wide significance, coastal dune habitats shall be preserved and protected from all but resource dependent, scientific, educational, and light recreational uses. Sand mining and oil well drilling may be permitted if it can be shown that no alternative location is feasible and such development is sited and designed to

minimize impacts on dune vegetation and animal species.³ Disturbance or destruction of any dune vegetation shall be prohibited, unless no feasible alternative exists, and then only if re-vegetation is made a condition of project approval. Such re-vegetation shall be with native California plants propagated from the disturbed sites or from the same species at adjacent sites.

- 9-3: All non-authorized motor vehicles shall be banned from beach and dune areas.
- 9-4: All permitted industrial and recreational uses shall be regulated both during construction and operation to protect critical bird habitats during breeding and nesting seasons. Controls may include restriction of access, noise abatement, restriction of hours of operations of public or private facilities.
- 9-5: For all permitted uses, including recreation, foot traffic on vegetated dunes shall be minimized. Where access through dunes is necessary, well-defined footpaths shall be developed and used.

HABITAT TYPE: Wetlands

Location: Santa Maria River Mouth, Santa Ynez River Mouth, Jalama Creek Mouth, Carpinteria Marsh, Devereux Lagoon (UCSB), Goleta Slough (City of Santa Barbara), and small wetlands at the mouths of many streams (refer to resource maps).

Description: Wetlands, and their associated biotas (marshes, swamps, lagoons and sloughs) are extremely fertile and productive environments. They act as nurseries for many aquatic species and serve as feeding and nesting areas for many waterfowl including rare and endangered species. Tidal flushing from the ocean and nutrient rich freshwater runoff mix to form a delicate balance that maintains the productivity of these environments. Eighty to ninety percent of the State's shorebirds utilize wetland habitats while in California (Fish and Game, 1971). Furthermore, six endangered and one rare species are dependent on the coastal wetlands. These include the California brown pelican (Pelecanus occidentalis), American peregrine falcon (Falco peregrinus), lightfooted clapper rail (Rallus longirostris levipes), California Least tern (Sterna albifrons browni), and the salt marsh harvest mouse (At the Crossroads, 1976). Loss of 60 to 70 percent of California's wetland acreage since 1900 to development, dredging, and siltation underscores the need to protect remaining wetland habitats. Development activities in upland watersheds and stream alteration pose the greatest threats to continued viability of wetland habitats due to toxic runoff and siltation. Direct impacts include dredging, mosquito abatement practices, and flood control projects.

³ Refer to the Energy Facility Siting Management Plan for the Mussel Rock (Guadalupe) Dunes and to Section 3.6 for other policies regarding energy facilities.

The Santa Maria River Mouth is located at the extreme northern boundary of Santa Barbara County. It is a winter estuary consisting of 40-50 acres of tidal mudflat area. Although it has not been subjected to intense study, it is believed that the brown pelican, an endangered species, may make use of this area. The least tern, another endangered species, has been observed in the Santa Maria River Mouth during breeding season. Endangered plant species that have been located in this vicinity by the California Native Plant Society are Castilleja mollis, Cirsium rhothophilum, C. loncholepis, Erigeron foliosus var. blochmaniae, and Monardella crispera. According to the California Department of Fish and Game, irrigation runoff water is having an adverse impact on the Santa Maria River Mouth. ("Water Quality and Quantity Problems of Fish and Wildlife," 1972).

The Santa Ynez wetland area lies in the broad low flood plain of the lower Santa Ynez River. It consists of salt marsh, mudflats, shallow tidal channels, and open water. The lagoon and river mouth area have an extensive habitat frequented by water-associated birds including the endangered California least tern. Wading birds such as the green heron, American bittern, snowy egret, and great blue heron have been sighted in the back-water areas (Fish and Game, 1976). The endangered plant Cordylanthus maritimus is also found in the salt marsh areas (California Native Plant Society, 1971). Activities affecting this wetland area include recreational uses (off-road vehicles, sport fishing, and boating), nearby agricultural uses, sedimentation, and dredging.

Goleta Slough, which is mostly within the jurisdictional limits of the City of Santa Barbara, is located adjacent to the UCSB Campus. It is a shallow water Salicornia marsh interwoven with several water channels. This Slough once occupied an area of over 1200 acres but as a result of sedimentation and filling for the airport, it has been reduced to a little over 350 acres. Endangered species such as the American peregrine falcon, the California brown pelican, and Belding's savanna sparrow along with the "protected" white-tailed kite have been sighted in the Slough area. Additionally, an endangered plant, Cordylanthus maritimus, has been found in the Goleta Slough environs by the California Native Plant Society. Adverse impacts have been caused by off-road vehicle enthusiasts' use of the area and mosquito abatement activities. Tidal circulation has also been impaired by levee construction, tide gates, and other factors which have increased sedimentation.

Carpinteria Marsh is located immediately west of the City of Carpinteria. The wetland area is listed as a high priority wetland for protection by the California Department of Fish and Game (1974). Two endangered bird species, the lightfooted clapper rail and Belding's savanna sparrow, inhabit the marsh along with Cordylanthus maritimus, an endangered plant species. The University of California has recently purchased 120 acres of this 230 acre marsh for inclusion in its Statewide Natural Land and Water Reserve System. Access to the marsh is restricted to individuals and groups such as Natural History Museum personnel, Audubon bird watching groups, and University researchers. Impacts on the marsh from agricultural runoff, sedimentation, and mosquito abatement threaten its productivity.

Additional wetlands exist at the mouth of numerous streams. These habitats, although smaller, contain many of the rare and endangered plant and animal species mentioned above and thus are important resources to be protected.

Policies:

- 9-6: All diking, dredging, and filling activities shall conform to the provisions of Sections 30233 and 30607.1 of the Coastal Act. Dredging, when consistent with these provisions and where necessary for the maintenance of the tidal flow and continued viability of the wetland habitat or for flood control purposes, shall be subject to the following conditions:
- a. Dredging shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning.
 - b. Dredging shall be limited to the smallest area feasible.
 - c. Designs for dredging and excavation projects shall include protective measures such as silt curtains, diaphragms, and weirs to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills, and unnecessary dispersal of silt materials. During permitted dredging operations, dredge spoils may only be temporarily stored on existing dikes or on designated spoil storage areas, except in the Atascadero Creek area (including San Jose and San Pedro Creeks) where spoils may be stored on existing storage areas as delineated on the Spoil Storage Map, dated February, 1981. (Projects which result in discharge of water into a wetland require a permit from the Regional Water Quality Control Board.)
- 9-7: Dredge spoils shall not be deposited permanently in areas subject to tidal influence or in areas where public access would be significantly adversely affected. When feasible, spoils should be deposited in the littoral drift, except when contaminants would adversely affect water quality or marine habitats, or on the beach.
- 9-8: Boating shall be prohibited in all wetland areas except for research or maintenance purposes.
- 9-9: A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences, or structures necessary to support the uses in Policy 9-10.

The upland limit of a wetland shall be defined as: 1) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; or 2) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or 3) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not.

Where feasible, the outer boundary of the wetland buffer zone should be established at prominent and essentially permanent topographic or manmade features (such as bluffs, roads, etc.). In no case, however, shall such a boundary be closer than 100 feet from the upland extent of the wetland area, nor provide for a lesser degree of environmental protection than that otherwise required by the plan. The boundary definition shall not be construed to prohibit public trails within 100 feet of a wetland.

- 9-10: Light recreation such as birdwatching or nature study and scientific and educational uses shall be permitted with appropriate controls to prevent adverse impacts.
- 9-11: Wastewater shall not be discharged into any wetland without a permit from the Regional Water Quality Control Board finding that such discharge improves the quality of the receiving water.
- 9-12: Wetland sandbars may be dredged, when permitted pursuant to Policy 9-6 above, and when necessary for maintenance of tidal flow to ensure the continued biological productivity of the wetland.
- 9-13: No unauthorized vehicle traffic shall be permitted in wetlands and pedestrian traffic shall be regulated and incidental to the permitted uses.
- 9-14: New development adjacent to or in close proximity to wetlands shall be compatible with the continuance of the habitat area and shall not result in a reduction in the biological productivity or water quality of the wetland due to runoff (carrying additional sediment or contaminants), noise, thermal pollution, or other disturbances.
- 9-15: Mosquito abatement practices shall be limited to the minimum necessary to protect health and prevent damage to natural resources. Spraying shall be avoided during nesting seasons to protect wildlife, especially the endangered light-footed clapper rail and Belding's savannah sparrow. Biological controls are encouraged.
- 9-16a: No grazing or other agricultural uses shall be permitted in coastal wetlands.
- 9-16b: The County shall request the Department of fish and Game to identify the extent of degradation which has occurred in the Carpinteria Estero and Goleta Slough pursuant to Section 30411 of the Coastal Act. As part of the study, the Department, working jointly with the Santa Barbara Flood Control Department and the Soil Conservation Service, will also identify the most feasible means of restoration and the area of wetlands to be restored.

HABITAT TYPE: Native Grasslands

Location: A small patch of native grassland is located on the coastal bluffs west of the Ellwood pier. Small patches also exist in other locations.

Description: At one time, native grassland communities covered much of California. However, overgrazing and competition with European weedy species introduced at the time of Spanish settlement have all but eliminated the native grasses from California. Twenty-six of these native grass species are listed as rare, endangered, or possibly extinct by the California Native Plant Society. Additionally, numerous wildflower species occur within the native grassland community. Wildflowers, because of their varying colors, add a unique visual resource to this habitat. The grassland community is sensitive to disturbance, particularly from cattle grazing. Disruption to this community increases its vulnerability to takeover by introduced species.

Policies:

9-17: Grazing shall be managed to protect native grassland habitat.

9-18: Development shall be sited and designed to protect native grassland areas.

HABITAT TYPE: Vernal Pools

Location: Isla Vista

Description: These small fragile communities are the result of rain or runoff in areas of poor drainage, and support interesting ecological communities during winter and early spring. Plants typical of vernal pools include Downingia spp., Lepidium spp., and Lythrum hyssopifolia. The Pacific Tree Frog, the Western Toad, the California Tiger Salamander, and the Southern Long-toed Salamander commonly inhabit the pools along with migratory birds who use them in the spring as resting places. Due to spotty distribution and the degree of adaptation needed for the fluctuating environmental conditions in this community, these areas often support endangered and rare plant and animal species. The pools also provide water and forage for small grazing animals such as rabbits, mice, voles and gophers (Howald, 1979). Vernal pools are threatened by site development, fire prevention measures, mosquito control activities, mowing, disking, and draining. In an undisturbed state, vernal pools are valuable for scientific and educational purposes.

Several vernal pools sites are found on undeveloped parcels in the south-westerly area of Isla Vista. These pools are subject to impacts from mosquito abatement practices, fire prevention measures, and disking. An endangered plant, Lasthenia conjugens, is found in these pools.

Policies:

9-19: No mosquito control activity shall be carried out in vernal pools unless it is required to avoid severe nuisance.

9-20: Grass cutting for fire prevention shall be conducted in such a manner as to protect vernal pools. No grass cutting shall be allowed within the vernal pool area or within a buffer zone of five feet or greater.

9-21: Development shall be sited and designed to avoid vernal pool sites as depicted on the resource maps.

HABITAT TYPE: Butterfly Trees

Location: Dos Pueblos, near Coronado Road in Goleta, near Arroyo Quemado, Music Academy of the West parking lot in Montecito, Price estate in Hope Ranch area, Pacific Lighting property near Goleta Slough, Loon Point area.

Description: Tagging studies indicate that the Monarch Butterfly (Danaus plexippus) migrates southward over long distances to escape the cold winters of the central and northern states. Their wintering grounds are areas within a coastal strip extending from Los Angeles to Monterey. These wintering grounds are roosting habitats consisting of a circular configuration of tall trees, usually eucalyptus, which are essential for the mating phase of the Monarch Butterfly's life cycle. During the fall and winter months the trees are used by massive numbers of Monarch Butterflies as communal roosts. These winter clusters represent the most sensitive part of the Monarch's life cycle. Repopulation of the species depends upon the mating phase which occurs in these specialized habitats. Little is known about the behavior patterns and migration routes of the Monarch Butterfly; therefore, this habitat is of important scientific, educational, and general public interest.

Policies:

9-22: Butterfly trees shall not be removed except where they pose a serious threat to life or property, and shall not be pruned during roosting and nesting season.

9-23: Adjacent development shall be set back a minimum of 50 feet from the trees.

HABITAT TYPE: Marine Mammal Rookeries and Hauling Grounds

Location: Carpinteria, Goleta, Naples, Point Conception, Channel Islands.⁴

⁴ Other locations may exist.

Description: The Santa Barbara Channel is equalled by few localities in its variety and number of marine mammals. Several species of whale, dolphin, seal, and sea lion are found in the Channel. California grey whales migrate through the Santa Barbara Channel on their way back and forth from their breeding grounds off Baja California. Harbor seals and sea lions use isolated beaches and rocks along the coast and offshore islands for hauling out and pupping grounds. Marine mammals are protected under the provisions of the Federal Marine Mammal Protection Act. This legislation encourages "efforts to protect the rookeries, mating grounds, and areas of similar significance for each species of marine mammal from the adverse effect of man's action" (Section 2(2)).

Harbor seals have a life span of from 15 to 30 years, weigh up to 150 kilograms, and average 1.5 to 2.0 meters in length. Population estimates of Harbor seals along the California coast range from a minimum of 1600 to a maximum of 2500 individuals. Harbor seal hauling grounds are usually sandy beaches or rocky outcrops frequented by harbor seals. Some of these areas are used for rookeries (giving birth and nursing). Studies indicate that nearby deep water, headlands which restrict lateral access, shelf-like offshore rocks, and offshore kelp beds (used for feeding and rafting) are factors influencing selection of hauling grounds. Harbor seal hauling out appears to be regulated by the time of day, tidal fluctuations, and human disturbances. Harbor seals do not haul out on beaches that are used heavily by the public. In fact, they have been known to entirely abandon hauling grounds because of excessive human activity. In some cases, however, harbor seals have adapted to minor disturbances such as occasional beach walkers and noise of boats or aircraft.

Male sea lions can grow to eight feet in length and weigh as much as 1,000 pounds, while the female sea lion can extend six feet in length and weigh up to 600 pounds. They range from British Columbia to the Central Mexican coast and breed in the summertime on rocks and isolated beaches generally from the Santa Barbara Channel south. Although more common on the Channel Islands, sea lions do haul out on Lion Rock near Point Sal.

Located 100 meters due east of the Standard Oil Company pier, the Carpinteria hauling grounds and rookery consists of a sandy pocket beach connected by a sand spit to a shelf-like intertidal rock outcrop. Harbor seals use this hauling ground during the night and occasionally during the day. However, they do not use the rock outcrop when people or dogs are nearby. Observations indicate as many as 90 seals use the area.

The Goleta hauling grounds are located 1.6 kilometers east of Goleta Beach County Park. The harbor seals in this area haul out during the day and night when tides are low to expose the sand and rock outcrops. These seals appear to have adjusted somewhat to the human, aircraft, and boat traffic which frequent the area. As many as 79 harbor seals have been observed using these grounds.

A pocket beach located approximately .6 kilometers east of Naples Point provides a secluded hauling ground and rookery, utilized during the day and night. Observations indicate as many as 165 harbor seals use these grounds.

Two observations of harbor seals at Point Conception indicate that between 80 and 150 seals may be using a rocky shelf below the Coast Guard Lighthouse as hauling grounds.

Policies:

9-24: Recreational activities near or on areas used for marine mammal hauling grounds shall be carefully monitored to ensure continued viability of these habitats.

9-25: Marine mammal rookeries shall not be altered or disturbed by recreational, industrial, or any other uses during the times of the year when such areas are in use for reproductive activities, i.e., mating, pupping, and pup care.

NOTE: At present, there are only harbor seal rookeries on the mainland and Santa Cruz and Santa Rosa Islands. There is the possibility that other species of marine mammals may establish rookeries in other areas in the future, particularly on the Islands.

Times of year when marine mammals use rookery areas:

Harbor seals: February through April

Northern Elephant seals: Mid-December through February

Sea Lions and fur seals: May through September

HABITAT TYPE: White-tailed Kite

Location: More Mesa

Description: Within the United States, the White-tailed Kite is currently found principally in California. This bird of prey has pure white under parts and grey and white tail feathers. The White-tailed Kite is most often observed alone or in pairs; however, it is known to roost and, in some cases, nest communally.

The More Mesa grassland provides a feeding and nesting habitat for the White-tailed Kite. This hawk, designated as a fully protected species by the California Department of Fish and Game, cannot be "taken or possessed at any time" (California Fish and Game Code, Section 3511). The kites use the oak trees, found in the northwest portion of More Mesa, for communal roosting at night and as nesting sites during the breeding season. The surrounding grasslands, ravines, and flood plains of Atascadero Creek serve as hunting grounds for the kites, which feed mainly on the meadow vole and harvest mouse. Estimates of the amount of grassland area needed for feeding by a pair of kites range from 30-125 acres depending upon prey populations. Impacts on the White-tailed Kite include conversion of grassland feeding areas, and disturbances of nesting and roosting sites.

Policies:

- 9-26: There shall be no development including agricultural development, i.e., structures, roads, within the area used for roosting and nesting.
- 9-27: Recreational use of the roosting and nesting area shall be minimal, i.e., walking, bird watching. Protective measures for this area should include fencing and posting so as to restrict, but not exclude, use by people.
- 9-28: Any development around the nesting and roosting area shall be set back sufficiently far as to minimize impacts on the habitat area.
- 9-29: In addition to preserving the ravine plant communities on More Mesa for nesting and roosting sites, the maximum feasible area shall be retained in grassland to provide feeding area for the kites.

HABITAT TYPE: Rocky Points and Intertidal Areas

Location: Mussel Point, Point Sal, Point Conception to Ellwood, Coal Oil Point, Goleta Point, Carpinteria Bluffs, Channel Islands

Description: Rocky points and intertidal areas provide habitats for a diversity of marine organisms which are adapted to harsh and changing environmental conditions such as wave shock and moisture fluctuation. Direct human disturbance, such as foot traffic, collecting of organisms, or any sort of handling is very destructive to the existing biota. Adverse impacts on marine water quality also affect the biota which thrive on rocky points and intertidal areas. Destruction to the organisms at one rocky point decreases the probability of natural replacement of organisms at other points because of their biological interdependence.

Mussel Point is located just south of the Guadalupe Dunes. It is a rocky headland backed by high dunes of up to 450 feet. The rugged coastline supports a sensitive intertidal community.

Point Sal is located south of Mussel Point. Its intertidal area extends from the Point southeasterly to the State beach park. The Point Sal area is zoologically significant because of the relatively undisturbed condition of the tidepools and the exemplary display of vertical zonation within the intertidal zone.

The area from Point Conception to Ellwood is approximately 30 miles in length. This stretch of coastline has been recommended for preserve status by the Conservation Element due to its many fine intertidal areas. Many segments of this coastline remain relatively undisturbed due to a lack of public access.

Coal Oil Point is a low-lying rocky reef on the west campus of the University of California. This area is valued for its "remarkably rich intertidal invertebrate fauna" (Conservation Element). These invertebrates include many species of starfish, crabs, octopus, and molluscs. This area is designated as a Natural Reserve by the University of California. The

reef area is used extensively for educational purposes. For this reason and its proximity to urban areas, heavy collecting activity has disturbed the site.

Goleta Point is also located on the main University of California at Santa Barbara campus. This is an exposed rocky point that is subjected to heavy foot traffic because of its proximity to the campus and dormitories.

The Carpinteria reef and bluffs, located at the eastern edge of Carpinteria State Beach, present the most diverse intertidal area on the mainland south of Point Arguello (Conservation Element). The reef contains organisms from relatively large taxonomic groups which are absent in other areas. Additionally, some species uncommon on the South Coast have been sighted in the Carpinteria Reef.

Policies:

- 9-30: In order to prevent destruction of organisms which thrive in intertidal areas, no unauthorized vehicles shall be allowed on beaches adjacent to intertidal areas.
- 9-31: Only light recreational use shall be permitted on public beaches which include or are adjacent to rocky points or intertidal areas.
- 9-32: Shoreline structures, including piers, groins, breakwaters, drainages, and seawalls, and pipelines, should be sited or routed to avoid significant rocky points and intertidal areas.

HABITAT TYPE: Subtidal Reefs

Location: Naples, Carpinteria

Description: Subtidal reefs are offshore rocky areas that serve as attachment points for a high number and diversity of algae, invertebrates, and fish species. The reef environment is a unique and rich resource, used for research, education, and commercial and recreational fishing.

Naples Reef is an intertidal and subtidal area six miles west of Goleta extending a mile or so out to sea. According to biologists, this reef contains the largest number and highest diversity of intertidal organisms within the County. The reef is also believed to have the greatest diversity of algae anywhere along the South Coast. Invertebrate zoologists collecting specimens at Naples Reef have observed uncommon organisms (e.g. colonial anthozoans, phoronids, bryozoans, and dorid and aeolid nudibranchs). Moray eels (Gymnothorax) have been found at Naples Reef and at only one other locality in the County. Striped perch (Embiotica lateralis) and Catalina Goby (Lythrypnus) are also found at the reef and are uncommon in most other parts of the County coastline. Field trips and research projects are conducted at the reef by UCSB researchers and students, and to a lesser extent by Cal Poly at San Luis Obispo, the University of California at Los Angeles, and Santa Barbara City College. Other uses in this area include fishing, surfing, and skin and SCUBA diving. Commercial and recreational fishing and collecting are causing the depletion of lobster, red sea urchin, and abalone. Continued depletion will erode the educational value of Naples Reef.

Carpinteria Reef is located offshore at the extreme eastern edge of Carpinteria State Beach and extends one mile to the south. This reef is very diverse biologically. For example, Elysia and Tigriopus, two intertidal invertebrates which are not often seen on the South Coast, are found on the Carpinteria Reef. The reef is of high scientific and educational value and is sensitive to collecting pressures due to extensive recreational use. Carpinteria Reef is also a popular skin and SCUBA diving area. The California Department of Fish and Game considers this reef to be a favorite spear fishing spot for opaleye, halfmoon, sheephead, and pile perch.

Policies:

9-33: Naples reef shall be maintained primarily as a site for scientific research and education. Recreational and commercial uses shall be permitted as long as such uses do not result in depletion of marine resources. If evidence of depletion is found, the County shall work with the Department of Fish and Game and sport and commercial fishing groups to assess the extent of damage and implement mitigating measures.

HABITAT TYPE: Kelp Beds

Location: Along the coast from Jalama to Carpinteria

Description: The Santa Barbara County coastline supports a rich kelp bed resource. Kelp beds are productive environments which serve as fish habitats and are therefore important to sport and commercial fishermen and biologists. Kelp beds are destroyed by poor water quality from sources such as sewer outfalls, siltation and other ocean bottom disturbances, water temperature changes, and overgrazing from marine invertebrates (such as the sea urchin) and fish. Extensive kelp bed areas have been destroyed in Southern California coastal areas due to some of these impacts. The effect of kelp harvesting on long-term survival and productivity is a source of considerable controversy. The activities of kelp cutters are currently regulated by the California Department of Fish and Game.

Policies:

Since the County does not have direct jurisdiction over activities that could impact kelp resources, it should request that 1) the Department of Fish and Game carefully monitor the kelp harvesting industry to ensure that such activity will not reduce kelp bed size and range or its productivity as a fish nursery habitat, and 2) State and Federal agencies carefully monitor activities that may affect marine water quality such as sewage disposal, dredging, and energy development.

HABITAT TYPE: Seabirds Nesting and Roosting Sites

Location: Lion Rock, Channel Islands

Description: Seabirds utilize rock outcrops and seacliffs on the mainland and offshore islands for nesting and roosting purposes. Birds which nest on the Channel Islands often disperse along the mainland during the nonbreeding season. Populations along the coast are usually high during the winter months and when tidal changes are extreme. Low tides expose normally hidden intertidal invertebrates which serve as food for seabirds. The California brown pelican, western gull, several species of cormorants, loons, and grebes are found in the Santa Barbara Channel region. Impacts upon seabird populations include human disturbances of roosting areas, oil spills, and chemical pollution from mainland outfalls.

Policies:

9-34: Recreational activities near areas used for roosting and nesting shall be controlled to avoid disturbance to seabird populations, particularly during nesting season.

HABITAT TYPE: Native Plant Communities (examples: coastal sage scrub, chaparral, coastal bluff, closed cone pine forest, California native oak woodland (also individual oak trees)), endangered and rare plant species as designated by the California Native Plant Society, and other plants of special interest such as endemics.

Location: Countywide⁵, Areas with outstanding examples of native plant communities are Mussel Point, Point Sal and Point Conception.

Description: Natural ecological systems composed of native plant species serve many essential functions. They serve as wildlife habitats and provide nesting sites and feeding resources for many animals. Native plants, due to their adaption to the local environment, use less water than most introduced species and contribute to the stabilization of soil on bluffs, hillsides, and watersheds. In addition, native plants are an integral component of the landscape that makes the Santa Barbara County coastal zone a visual resource of more than local importance. Oak trees need special attention, as they are large and provide important habitat and shading. They are very long-lived, relatively slow-growing, and are easily harmed by surrounding land uses. Grazing in the oak savanna can prevent regeneration of individual trees.

A delicate coastal strand community covers some of the upland area near Mussel Point. In addition to the typical species found in this community, such as sand verbena (Abronia maritima and A. umbellata), purple sage (Salvia leucophylla), and lupine (Lupinus albifrons), four rare plant species have been reported: Cirsium rhotophilum, Senecio blochmaniae, Castilleja mollis and Monardella crispa.

⁵ Most of these habitats are not designated on the land use maps because they occur in so many areas. Therefore, the policies will have to be applied on a case-by-case basis as projects are reviewed.

Point Sal is located just south of Mussel Point. Due to the relative lack of human disturbance and accessibility, several of the Point Sal plant communities are in excellent condition. The vegetation on the steep slopes of the cliffs at Point Sal is made up of the coastal bluff community. This community is rare in Santa Barbara County and Point Sal has the best example on the mainland. An endangered plant, Sanicula hoffmannii, is found in the coastal sage community, which is also represented at Point Sal.

Point Conception is a broad, flat marine terrace with bluffs up to 50 meters in height. It is located at the point where the north to south orientation of the Santa Barbara coast changes to an east to west direction. As with Point Sal, Point Conception is important from a scientific and educational standpoint. Coastal strand, dune, chaparral, and coastal sage scrub communities are all represented at Point Conception. Two rare and endangered plants found here are Cirsium rhothophilum and Senecio blochmaniae. Point Conception has been minimally disturbed, largely because of the lack of access to the site; all of the land near the Point is privately owned and closely patrolled.

Policies:

- 9-35: Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees on grazing lands should be encouraged.
- 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.

HABITAT TYPE: Streams

Location:

Perennial

Intermittent

POINT SAL

Santa Maria River
Corralitos Canyon
Santa Ynez River

JALAMA TO GAVIOTA

Canada de la Gaviota
Canada del Agua Caliente
Canada de Alegria
Canada del Sacate
Canada de Santa Anita
Arroyo Bulito
Barranca Honda
Canada del Cojo
Wood Canyon
Jalama Creek
Gasper Creek
Espada Creek

Canada de la Cuarta
Canada del Coyote
Canada del Agua
Canada de las Panochas
Canada de las Agujas
Arroyo San Augustine
Canada de Pescado
Canada de Chiclan
Canada de la Llagua
Canada del Gato
Canada del Cementerio
Damsite Canyon
Black Canyon
Escondido Creek

GAVIOTA COAST

Canada San Onofre
Canada del Molino
Arroyo Hondo
Arroyo Quemado
Tajiguas
Canada del Refugio
Canada del Curral
Canada del Capitan
Les Llagas Canyon

Canada del Barro
Canada del Cementerio
Canada Alcatraz
Canada del Leon
Canada de la Posta
Canada de las Zorillas
Canada de la Gallina
Canada de la Huerta
Canada de la Rita
Canada del Venadito
Canada de la Destilladora
Gato Canyon
Las Veras
Dos Pueblos
Eagle Canyon

GOLETA

Atascadero Creek
San Pedro Creek
Tecolotito Creek
Carneros Creek
San Jose Creek
Devereux Creek
Tecolote Canyon
Bell Canyon

MONTECITO AND SUMMERLAND

San Ysidro Creek
Romero Creek
Oak Creek
Montecito Creek

CARPINTERIA VALLEY

Rincon Creek

Toro Canyon Creek
Santa Monica Creek
Franklin Creek
Carpinteria Creek
Gobernador Creek
Arroyo Paredon

SOURCE: USGS Maps

Description: Streams and creeks provide habitats for many bird, animal, and plant species and serve as major corridors for transporting nutrients and sediments to wetlands and estuaries. They also play a critical role in providing sand for beach replenishment. Streams and creeks provide an environment for plant and animal species that cannot tolerate the arid conditions of the dominant chaparral environment. Riparian vegetation, including California Bays (Umbellularia californica), Willows (Salix spp.), Big Leaf Maples (Acer macrophyllum), and Sycamores (Plantus racemosa), is found along many of the County's streams. Strands of California Walnut (Juglans californica), uncommon in Santa Barbara County, occur along Jalama and Rincon Creeks. Additionally, numerous water-loving organisms including the Monterey Salamander (Ensatina) and the Pacific Pond Turtle (Clemmys marmorata) live within these stream environments.

Streams and creeks affect both the quantity and quality of local water supplies. Heavy siltation of the stream bed can clog the natural flow of water from the surface into groundwater reserves. Increased sedimentation in streams also results in higher flows and increased flood hazards. Polluted runoff from upland development or direct discharge into a stream can infiltrate the groundwater, thereby polluting underground water resources. Development and land use activity within and adjacent to the watercourse has profound effects on stream hydrology, channel geometry, and water quality. Protection of streams requires regulation of land use within the immediate environment as well as control of land use in the larger watershed. The following policies are directed at development within the stream corridor. Regulation of land uses in the watershed is addressed in Section 3.3 of the plan.

Definitions:

Stream: watercourses, including major and minor streams, drainageways and small lakes, ponds and marshy areas through which streams pass.
(Coastal wetlands are not included.)

Riparian Vegetation: vegetation normally found along the banks and beds of streams, creeks, and rivers.

Stream Corridor: a stream and its minimum prescribed buffer strip.

Buffer: a designated width of land adjacent to the stream which is necessary to protect biological productivity, water quality, and hydrological characteristics of the stream. A buffer strip is measured horizontally from the banks or high water mark of the stream landward.

Policies:

9-37: The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of streams:

- a. soil type and stability of stream corridors;
- b. how surface water filters into the ground;
- c. slope of the land on either side of the stream; and
- e. location of the 100-year flood plain boundary.

Riparian vegetation shall be protected and shall be included in the buffer. Where riparian vegetation has previously been removed, except for channelization, the buffer shall allow for the reestablishment of riparian vegetation to its prior extent to the greatest degree possible.

- 9-38: No structures shall be located within the stream corridor except: public trails, dams for necessary water supply projects, flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; and other development where the primary function is for the improvement of fish and wildlife habitat. Culverts, fences, pipelines, and bridges (when support structures are located outside the critical habitat) may be permitted when no alternative route/location is feasible. All development shall incorporate the best mitigation measures feasible.
- 9-39: Dams or other structures that would prevent upstream migration of anadromous fish shall not be allowed in streams targeted by the California Department of Fish and Game unless other measures are used to allow fish to bypass obstacles. These streams include: San Antonio Creek (Los Alamos area), Santa Ynez River, Jalama Creek, Santa Anita Creek, Gaviota Creek, and Tecolote Creek.
- 9-40: All development, including dredging, filling, and grading within stream corridors, shall be limited to activities necessary for the construction of uses specified in Policy 9-38. When such activities require removal of riparian plant species, revegetation with local native plants shall be required except where undesirable for flood control purposes. Minor clearing of vegetation for hiking, biking, and equestrian trails shall be permitted.
- 9-41: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.
- 9-42: The following activities shall be prohibited within stream corridors: cultivated agriculture, pesticide applications, except by a mosquito abatement or flood control district, and installation of septic tanks.
- 9-43: Other than projects that are currently approved and/or funded, no further concrete channelization or other major alterations of streams in the coastal zone shall be permitted unless consistent with the provisions of Section 30236 of the Coastal Act.

3.9.5 RECOMMENDED ACTIONS

The following actions are needed to ensure long-term preservation of habitat resources in the coastal zone:

1. Immediate public action is needed to halt the unauthorized use of off-road vehicles on the Guadalupe Dunes.
2. The County should pursue funding for a special study of the Guadalupe Dunes. This study should include an inventory of the biological and archaeological resources and performance standards for sand mining and oil and gas development.
3. The County should pursue additional measures to ensure long-term preservation of the habitat resources of the following areas: Guadalupe Dunes, Point Sal, Santa Cruz and Santa Rosa Islands. These additional measures may include: public acquisition, conservation easements, open space or recreational preserves, purchase of development rights.
4. The County should post signs at appropriate locations which will restrict public access into the following habitat areas: dunes, wetlands and estuaries, and prohibit the collecting of marine organisms in rocky points and intertidal areas.
5. The County should encourage and support efforts to increase public understanding of significant habitat areas by all of the following measures:
 - a. Encouraging educational programs on habitat areas in the public schools and informal education programs through community organizations.
 - b. Providing signs, interpretive displays, etc., on habitat sites which are on or adjacent to County parks.
 - c. Pursuing funding for specific studies to determine the effect on wildlife and habitats of various land use activities and to determine allowable levels and kinds of uses as well as appropriate mitigation measures.
6. The County, in cooperation with other agencies, including the Department of Fish and Game, needs to undertake systematic investigations of stream ecosystems for purposes of inventory and for development of protection and enhancement programs. Funding sources should be sought for these studies.
7. Public action is needed to restore South Coast streams that have been interrupted or altered by culverts along Highway 101.

8. The County should assume the role of lead agency in forming a management committee to ensure the preservation of the biological productivity and protection of the water quality of the Carpinteria Marsh. Agencies to be represented on the management committee include: County Flood Control, Mosquito Abatement District, U.C.S.B., Sandyland Protective Association, Department of Fish and Game, Regional Water Quality Control Board, U.S. Fish and Wildlife Service, U.C. Cooperative Extension, Coastal Commission, City of Carpinteria, Nurserymen's Association, and County Resource Management Department.
 - a) The Committee should be responsible for developing a comprehensive management plan for the slough and surrounding watershed.
 - b) The plan should include the following elements:
 - (1) Monitoring Program: Baseline data evaluating existing water quality and biological productivity needs to be collected. In particular, research should determine if sedimentation and pesticides are adversely impacting the marsh. Depending on the implications of the baseline data, specific policies, programs, and performance standards would need to be developed.
 - (2) Management Program: This element of the plan should provide for ongoing management of the slough. It should include recommendations for changes to existing ordinances where necessary (i.e., grading, zoning), refinements of the performance standards proposed in the land use plan, and policies regarding appropriate kinds and intensities of recreational, educational, and scientific uses.
9. For wetlands identified as degraded by the California Fish and Game Commission, the County shall encourage and support restoration projects where feasible.

NOTE: Refer to Section 4.8 for discussion of habitat resources on Santa Rosa and Santa Cruz Islands.

3.10 Archaeological and Historical Resources

3.10 ARCHAEOLOGICAL AND HISTORICAL RESOURCES

3.10.1 COASTAL ACT POLICIES

30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

3.10.2 BACKGROUND

The South Coast area of Santa Barbara County is one of the most important archaeological regions in California. This area was densely occupied by the Chumash at the time of Spanish contact, and archaeological evidence confirms that it was so occupied for a considerable period of time. Site density in the area is estimated to be very high, although it has not been systematically surveyed. Approximately 90 percent of the remaining sites directly on the coast have been recorded, chiefly by D. B. Rogers in 1929. Areas just a few hundred yards away from the coast are not as well-known, although they are also believed to contain a high density of sites.

Chumash sites are known in the Point Conception area, and it is probable that more exist. In addition, Point Conception is highly regarded by all North American Indians as the "Western Gate." It is revered by Native Americans as the passageway for souls from this world to the next and is sacred ground.

The only area in northern Santa Barbara County that has been subjected to intensive survey over the last few years is the Vandenberg region. Investigations have revealed a very high density of sites on Vandenberg Air Force Base and adjacent areas. Very little, however, is known at present of the archaeology of other areas in the northwestern part of the County although it is likely that significant areas exist. For example, several archaeological sites have been identified in the vicinity of the Guadalupe Dunes.

Hammond's Meadow is the only site in the coastal zone that is currently listed on the National Register of Historic Places.

If an adequate survey of the Santa Barbara County coastline were to take place, it is probable that the entire area could be linked into one large, high density archaeological site zone. Because native American Indians have used this area for perhaps up to 7,000 years, many remnants of their villages, camps, food processing, and ceremonial sites exist in the coastal zone. The physical attributes of these sites include burials, artifacts, house and ceremonial structure remains, kitchen and food processing "middens," shells and bones, as well as some rock drawings (pictographs and petroglyphs) and special sites containing only rock artifacts.

Those sites which are currently known are mapped and on file with the County Resource Management Department. To protect sites, however, these maps are confidential.

3.10.3 PLANNING ISSUES

Although factors causing similar population distribution are probably different, the Indians of Santa Barbara County and the current population show preference for the same general locations. Consequently, present populations have damaged many archaeological sites. In 1973, the California State Archaeological Task Force estimated that 50 percent of all archaeological sites in California, and 81 percent in Santa Barbara County, have been destroyed. Since archaeological sites are a non-renewable resource, the remaining sites need to be protected.

At present, urbanization and public access appear to be the principal sources of destruction of archaeological sites. Other direct threats include: plowing; bulldozing; residential and industrial construction; grading for roads and highways; construction of parking lots, airstrips, and railways; cattle grazing; water projects (eroding and burying sites); off-road vehicles; recreational developments; natural forces (water and wind); and unauthorized collecting of artifacts. One of the most significant indirect threats for the destruction of archaeological sites is public access. Vandalism has always been a source of destruction to sites, and the probability of it occurring increases with enhanced access to areas of archaeological significance. Any increase in temporary or permanent population in the vicinity of a site through construction of housing projects, trailer parks, campgrounds, or recreation areas increases the vulnerability of archaeological sites to disturbance. Construction of public roads which provide access to areas of archaeological significance or publication of known site locations or areas of high site density also can increase vandalism.

3.10.4 POLICIES

- Policy 10-1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.
- Policy 10-2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.
- Policy 10-3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.
- Policy 10-4: Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.

Policy 10-5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

3.10.5 HISTORICAL RESOURCES

Santa Barbara's historical heritage is rich and diverse. Prime examples of historic sites survive from each of the major periods of California history. In the coastal zone, the majority of these sites are found within the City of Santa Barbara, although a more extensive inventory of historical sites may turn up new sites within the County's jurisdiction.

The Vicente Ortega Adobe is probably the most important site within the coastal zone. This adobe is located in the foothills north of Route 101 between Goleta and Gaviota Pass near Arroyo Hondo. It was built in the late 1840's or early 1850's by descendents of Jose Francisco Ortega, the founder of Santa Barbara. The adobe remains in its original condition and has not been subjected to restoration. Consequently, it is an extremely important example of early adobe construction.

Nineteen other historic sites have been inventoried within the County's coastal zone. Listed geographically from north to south, they include:

Point Sal
Point Perdernales
Point Conception Lighthouse
Gaviota Landing
Gaviota Pass (State Historical Landmark)
Baron Adobe
La Vigia
Refugio Beach Park
Erro Pepper Tree
Ygnacio Ortega Adobe
Bruno Orella Adobe
El Capitan Beach Park
Dos Pueblos (Historic Site, Cabrillo Anchorage)
Whaling Camp (Goleta Point Area)
Asphaltum Mine (Goleta--UCSB Area)
Massini Adobe (Montecito)
First Oil Well (Summerland)
Fleishman House (Lambert Road)
Shepard's Inn (Carpinteria Valley)

Recommendations:

Although the Coastal Act does not specifically call for protection of historical resources, the following recommendations are made to ensure protection of important historical sites in the coastal zone of Santa Barbara County.

1. The County should undertake an inventory of historical sites in the unincorporated areas of the County.

2. The significant sites should be designated as landmarks by the County Advisory Landmark Committee and restrictions imposed as currently permitted by County Ordinance No. 1716.
3. Historic sites of national significance should be nominated for landmark status by the National Historic Landmarks Program and the National Register of Historic Places. Those of State-wide significance should be nominated for inclusion on the register of California Historical Landmarks.
4. Owners of historical sites meeting the criteria specified in Sections 50280-50289 of the Government Code should be encouraged to enter into historical properties contracts with the County (the contract gives the owner the benefit of assessment based on restricted use of the property) to insure permanent preservaton of significant sites.

NOTE: Most of the information for this section was taken from the County's Conservation Element.

3.11 Air Quality

3.11 AIR QUALITY

3.11.1 COASTAL ACT POLICIES

Only two sections of the Coastal Act directly address the issue of air quality. Under Section 30253.(3) of the Coastal Act, new development shall

"Be consistent with requirements imposed by an air-pollution control district or the State Air Resources Control Board as to each particular development."

In addition, under Section 30253.(4), new development shall

"Minimize energy consumption and vehicle miles traveled."

A number of other sections of the Coastal Act reinforce these policies either directly or indirectly. Section 30250 urges that new development be located near existing developed areas to prevent excessive sprawl. Section 30252 urges that new development be sited so as to assure the potential for public transit for high intensity uses, and that non-automobile circulation be encouraged within the development.

Under Section 30241, protection of agricultural land by establishing stable urban-rural boundaries, limiting conversions of agricultural land, and controlling public service and facility extensions, further acts to limit sprawl and thus reduce the distances people travel.

In addressing the issue of air quality, the land use plan must be consistent with both the Coastal Act and State and Federal air quality standards.

3.11.2 CONSISTENCY WITH COASTAL ACT

By implementing these policies of the Coastal Act, the land use plan will help to reduce air pollution. The land use plan designates boundaries separating urban and rural land uses thus preventing the encroachment of new urban development in agricultural and rural areas. Within the urban areas there is enough vacant land to allow for substantial infilling. However, if these vacant areas are developed without phasing controls, the resultant levels of growth may be greater than those permissible for attainment of the Federal air quality standards. By encouraging the concentration of development and limiting sprawl, the land use plan should contribute to the reduction of vehicle miles travelled and result in improved public transit and carpools by increasing the density of population along a given route.

The access and recreation proposals in the land use plan reflect mixed effects on air quality. Within the urbanized South Coast area, the land use plan proposes increased opportunities for access and recreation to serve mostly local residents. In many cases, the plan makes no provision for parking, but encourages pedestrian and bicycle access. However, the

plan also proposes expansion of access and recreation in the rural areas of the County. Most of these areas can only be reached by private transportation, since public transit service does not exist and is not planned. While many of the proposals in the area between Gaviota and Guadalupe are for limited access via hiking trails, autos would still be needed to reach the trailheads. Provisions for public transit at some future date should be considered in framing specific proposals for expanded recreational facilities along the South Coast.

The importance of the County, particularly the South Coast, as a recreational area has resulted in the acquisition of large coastal areas by the State Department of Parks and Recreation. State Park facilities generally include overnight campgrounds and thus cater to the out-of-County user. Since most of the State Parks are filled to capacity during the summer months, the amount of traffic generated may be substantial. The State has plans for considerable expansion of its holdings in the area between Ellwood and Gaviota. These plans, if they include proposals for more camping facilities, will need to be evaluated carefully for their impacts on air quality. The State is also planning a bicycle trail that will eventually link Santa Barbara and Goleta with the State Parks at El Capitan, Refugio, and Gaviota. Though this trail will reduce the need by local residents to use cars to access beaches west of Ellwood, its impact on vehicle miles travelled will be insignificant.

In terms of impacts of industrial facilities on air quality, the land use plan does not propose a substantial expansion of areas available for industrial uses. In the case of oil and gas development, industrial designations are confined to existing processing facilities. These facilities, which are currently dispersed along the coast between Carpinteria and Point Conception, may need to be expanded and upgraded to serve increased production in the State Tidelands and Federal OCS.

3.11.3 CONSISTENCY WITH THE AIR QUALITY ATTAINMENT PLAN (AQAP)

One mechanism for achieving consistency between the land use plan and the requirements of the Clean Air Act and its amendments is the applications of the provisions of the Air Quality Attainment Plan to the coastal zone. The substance of the AQAP rests with development of control strategies for individual pollutants. The control strategies developed under the AQAP effort are based on: (1) inventory of current emissions; (2) projection of future emissions; (3) analysis of reductions available from control measures; and (4) synthesis of control measures into a strategy in order to achieve the National Ambient Air Quality Standards (NAAQS). The AQAP includes four types of control measures: stationary, transportation, land use, and energy. Only the AQAP land use measures directly impact the LCP land use plan.

Policy:

Policy 11-1: The provisions of the Air Quality Attainment Plan shall apply to the coastal zone.

CHAPTER 4: THE PLANNING AREAS

4.1 Introduction

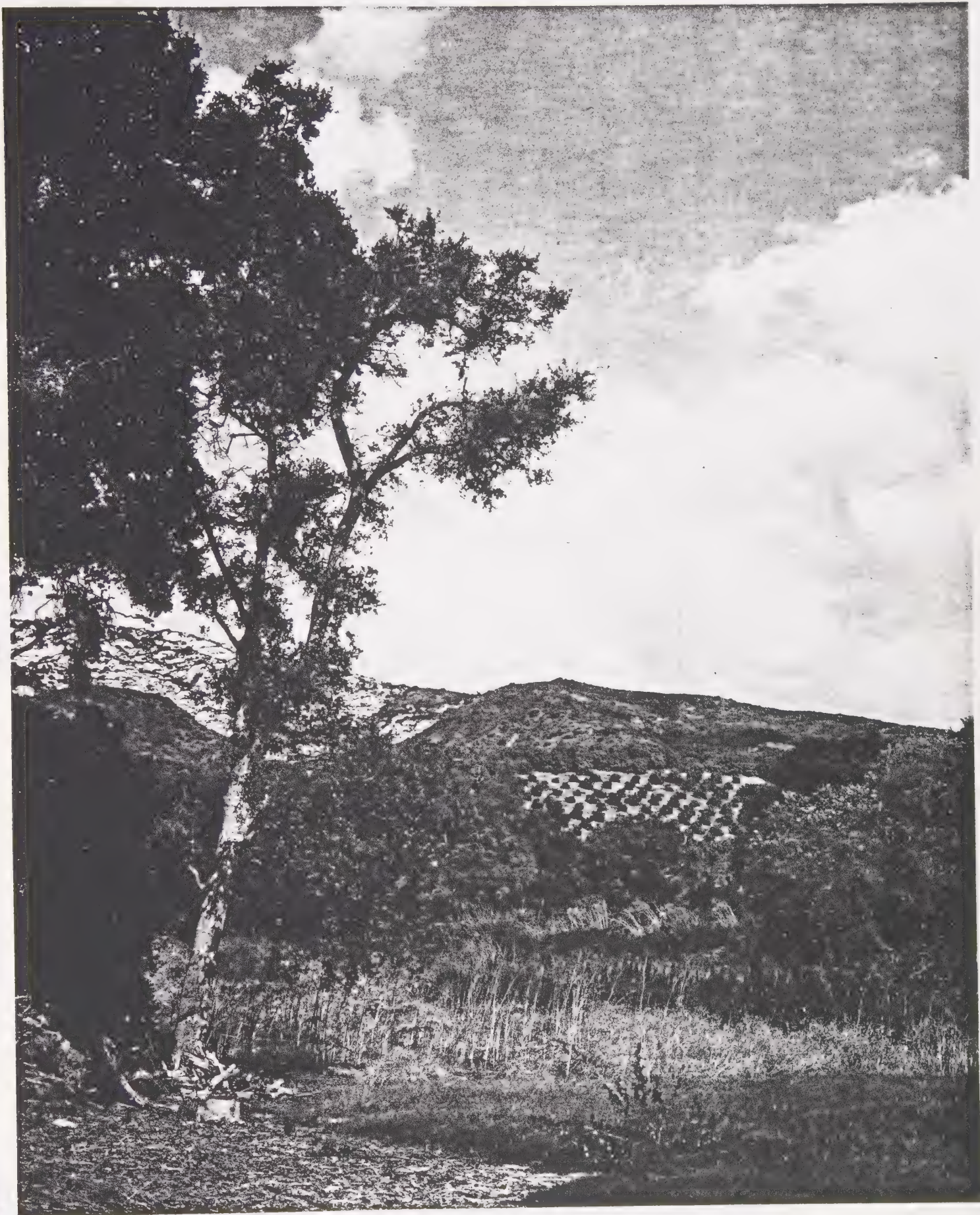
4.1 INTRODUCTION

In order to achieve the level of detailed planning required by the Coastal Act, Santa Barbara County's coastal zone has been divided into seven subareas. These include the Carpinteria Valley, Summerland, Montecito, Gaviota Coast (Ellwood to Gaviota), the North Coast (Gaviota to the Santa Maria River mouth), and the Channel Islands.

In this chapter, each planning area discussion begins with a description of the physical characteristics of the area. The character description is followed by a discussion of coastal planning issues which are relevant in the subarea (e.g., the protection of visual resources, the availability and demand for coastal recreation and beach access, and protection of agricultural land). In a few cases, where large parcels exist within an already urbanized area (i.e., More Mesa, Hammond's Meadow), special planning has been required resulting in specific policies to guide future development of these parcels. Each planning area discussion is concluded with a summary of the land use maps. This summary highlights the changes in existing zoning designations that are proposed for the coastal zone.

The resource and service system capacity data and buildout projections that are referred to throughout the planning area discussions are contained in Appendices D and E respectively.

The last section of this chapter--the Channel Islands--differs in format from the discussions for the preceding planning areas. Due to their unique characteristics, a more detailed discussion of the resources and planning issues is included. The Channel Islands section is concluded with a set of special policies that are proposed to guide future development and recreational use on Santa Rosa and Santa Cruz.



4.2 CARPINTERIA VALLEY

4.2.1 CHARACTER OF THE PLANNING AREA

The Carpinteria Valley is a long, narrow coastal plain paralleling the shoreline and the Santa Ynez Mountains. It is bounded by the Pacific Ocean and the coastal zone boundary to the north and south, and the Ventura County line and Toro Canyon Road to the east and west.

Although the City of Carpinteria has grown rapidly in recent years, the Valley remains predominately agricultural. From Toro Canyon to the Ventura County line, orchards, fields of flowers, and greenhouses are the prevailing landscape. The City of Carpinteria is literally encircled by agriculture which extends into the Carpinteria foothills.

As an agricultural resource, Carpinteria Valley is among the finest in the State of California for the production of specialty crops, which include avocados, cut flowers, and foliage plants. The local climate, prime soils, and relatively clean air make the area highly desirable to growers. The Valley's two climatic zones, Maritime and Coastal, are characterized by very mild temperature ranges and nearly frost-free growing conditions. Average seasonal temperatures range from 55° F in winter to 65° F in summer; and there are between 310 and 330 frost-free days per year. These mild temperatures, combined with a relatively wind-free setting and excellent solar exposure (due to the north-south orientation), help produce exceptionally fine quality, high-yield crops which can be harvested when other agricultural areas are out of production. Carpinteria Valley growers thereby enjoy a market advantage over their counterparts elsewhere.

Carpinteria Valley has distinct agricultural subareas. The Valley's westerly end is a mix of avocado orchards, greenhouses, and open field flowers. In recent years, greenhouse development has been particularly active in this area. The Valley floor to the east and north of the City of Carpinteria is one of the most fertile and productive agricultural areas in the Valley and is currently planted to avocados and lemons. North of Foothill and Casitas Pass Roads, the terrain becomes progressively steeper and rugged. Avocado orchards dominate here, while a few greenhouses and nurseries occupy some of the level land. Newly planted avocado orchards extend well into the foothills and beyond the coastal zone boundary into the National Forest Service jurisdiction.

Urban development in the Carpinteria Valley is mainly confined within the city limits of Carpinteria and several neighborhoods scattered about the Valley Floor and along the coastline. Serena Park, the most westerly neighborhood, is composed of single family residences. Just east and north of Serena Park is a large condominium development which abuts the polo field, a well-known Carpinteria Valley landmark visible from U. S. 101. East of the polo field and north of Foothill Road are the hillside neighborhoods of Ocean Oaks and La Mirada. These neighborhoods are small, isolated subdivisions surrounded by agriculture.

At the opposite end of the Valley to the east is Shepard's Mesa, an area zoned for one to three acre estates and surrounded by steep and marginally productive agricultural land. Homes on Shepard's Mesa have spectacular views of the entire Valley, the Pacific Ocean, and the Channel Islands.

Carpinteria's coastline (bordered by Rincon Point to the east and Loon Point to the west) includes bluffs, sandy beaches, and an estuary. Three residential neighborhoods (Rincon Point, Sandyland Cove, and Padaro Lane) are located along the coastline. Immediately to the west of Rincon Point is the County's Rincon Beach Park, which provides parking, beach access, and limited facilities. To the north and west of the park, the bluffs rise sharply in a series of plateaus. The Southern Pacific main line parallels the bluffs and impinges on the shoreline bluff area from Rincon Park through the City of Carpinteria. Carpinteria State Beach Park, the primary recreation facility in this area, is located in the City of Carpinteria and extends from Linden Avenue to just east of K Street. Facilities for campers are also provided by the Carpinteria Camper Park, north of Highway 101 and adjacent to the City's western boundary.

The County has jurisdiction over granted tidelands and submerged lands in two areas of the Carpinteria coastline: Sandyland Cove (from the mouth of Santa Monica Creek to the City's western limits) and from the City's eastern boundary to the County line. These granted lands extend three miles seaward from the mean high tide line.

El Estero, a large coastal wetland, abuts the City of Carpinteria's westerly boundary. An isolated, highly private community, Sandyland Cove extends the full length of the wetland and enjoys commanding views of the shoreline and mountain backdrop. To the west of Sandyland Cove is a highway commercial development, Santa Claus Village, and a long stretch of residential development along Padaro Lane.

4.2.2 PLANNING ISSUES

Urban/Rural Boundary

The rural area of the Carpinteria Valley which encompassess the Valley's agricultural lands, a number of rural residential neighborhoods, Carpinteria Marsh, and other foothill areas accounts for some 7,500 acres, 84 percent of the total acreage in the planning area. Agriculture is the dominant land use in the Valley with an estimated 3,900 acres in production at this time. Urban development, i.e., residential, commercial, industrial, etc., is concentrated within the City of Carpinteria which now covers approximately 1,400 acres or 16 percent of the Valley's total acreage.

Since its incorporation in 1965, the City has grown from a population of roughly 6,500 to an estimated 10,835 as of April 1, 1980. The City's most rapid growth occurred from 1970 to 1975, when the population increased from 6,982 to 9,325. During that period, three large residential subdivisions and an industrial park were annexed to the City, expanding the urban boundary to the north and east. The City's easterly expansion has

paralleled Highway 101, both north and south, on non-prime soils. Annexation of the Reeder parcels represented the only potential encroachment on prime soils in the eastern portion of the Valley; however, the Coastal Commission denied a permit to develop these parcels and the area has been retained in agricultural production. The residential subdivisions to the north are located on prime soils (Class II). Other smaller annexations to the west have claimed lands of marginal agricultural value. At present, the City of Carpinteria's boundaries north of Highway 101 generally abut existing agriculture or prime agricultural soils.

Because of the mix of urban and agricultural land uses in the Carpinteria Valley, urban/agricultural conflicts sometimes occur along the urban periphery and in more remote areas of the Valley where neighborhoods have been permitted to develop. The proximity of urban development to lands in agricultural production has contributed to orchard theft and the spread of avocado root rot on one hand, while the use of fertilizers, herbicides, and agricultural machinery has, on occasion, been of some nuisance to neighboring residents. The extent of the nuisance factor appears to be minimal at the present time.

Along with other measures for the preservation of agriculture in the Carpinteria Valley, an urban/rural boundary is delineated on the land use plan map (refer to Figure 4-1). The proposed boundary provides a stable demarcation between the agricultural lands of the Carpinteria Valley and those areas appropriate for infilling of urban uses for the foreseeable future. All lands meeting one or more of the criteria listed in Policy 8-1 are designated for agricultural use, and, therefore, defined to be within the rural area. The urban area has been expanded to include only those areas contiguous with the existing City limits where the agricultural potential is severely impaired because of poor soils and drainage conditions or where conflicts with surrounding urban uses exist (e.g., parcels fronting Via Real and Cravens Lane west of the City's existing limits (Areas 2 and 4) and an agricultural island adjacent to the industrial park to the east (Area 14)). A detailed explanation of the rationale for each extension of the urban boundary follows. Overall, under the proposed urban/rural boundary, approximately 115 acres now located outside of the existing City limits would be added to the urban area. An estimated 195 additional housing units could theoretically be built in the areas proposed for urban expansion.

The proposed boundary follows the existing western limits of the City of Carpinteria from the ocean to just south of Highway 101, where the urban boundary extends westward to include two long, narrow parcels on either side of Carpinteria Avenue (Area 1). North of Highway 101, the boundary again extends westward to take in the Carpinteria Camper Park on North Via Real (Area 2) and continues further west to include three parcels in Area 4 bounded by Cravens Lane and North Via Real (APN 3-050-20,22,60) and the Sandpiper Mobile Home Park. As existing urban uses, the parcels in Area 2 and the mobile home park represent a logical extension of the urban boundary. The agricultural potential of the three parcels located between these urban uses (Area 4) is severely limited by non-prime soil conditions, a high water table and poor drainage. At certain times of the year,



City of
CARPINTERIA

CALIFORNIA

FIGURE 4-1

PROPOSED URBAN/RURAL BOUNDARY

portions of these parcels are inundated because of the drainage problems that exist in the area. Therefore, these parcels have also been added to the urban area. The Hall parcel (APN 3-050-17) located to the northeast is not as severely restricted for agricultural uses as the parcels aligning North Via Real; greenhouses or other annual crops having a shallow rooting depth would be viable here. Consequently, this parcel is not included within the urban area at this time.

To the north, the urban boundary encompasses the existing unincorporated residential subdivision known as Santa Monica Gardens (Area 3) and continues north then east, following the City limits to Franklin Creek. Here the urban boundary is extended to include Areas 5 and 7. Area 5 contains the Boy's Club on the west and several small parcels currently planted to lemons on the east. Continued agricultural production on these parcels is inhibited by parcel size (about one acre each) and the presence of a high water table, although soils are prime (Class II); the easternmost parcel at the bend in Foothill Road is further limited by a County Flood Control easement through the southeast section of the property. Area 7 is surrounded on three sides by urbanization; soils are prime but agricultural production is limited again because of a high water table and there is no existing agriculture on the properties at this time. These parcels represent a logical extension of the urban boundary. Parcel 6, on the other hand, is associated with the adjacent celery transplant operation and is, therefore, designated for agricultural use and included in the rural area.

Parcels 8 and 9, adjacent to the City's northern boundary and south of Casitas Pass Road, are also designated for agricultural use. Both parcels are located on prime soils (Class I and II) and currently support viable orchards.

The urban/rural boundary then follows the City's existing limits along Casitas Pass Road and southeast to Carpinteria Creek. At this point, the boundary conforms to the existing mobile home park, proceeds south to North Via Real, and continues eastward along Via Real to the McKeon development. The Reeder parcels (Area 10) and two small parcels in Area 11 are, therefore, excluded from the urban area. The Reeder parcels are located on prime soils and are partially planted to gypsophila at this time. While the western parcel in Area 11 is composed of prime soils, soils on the eastern parcel are non-prime (Class III); both of these parcels are designated for agricultural use because of their agricultural potential.

Proceeding eastward, the boundary line follows the existing City limits, separating the McKeon development from rural lands to the north (Area 12). There are nine parcels in this rural area, ranging in size from two to seven acres. Although soils are non-prime, most of the parcels are planted to avocados (new plantings as well as producing trees exist), and a thick stand of oak trees covers the eastern section. The sloping terrain and ranchette type of land use pattern that prevail in this area provide a natural buffer between the prime agricultural lands to the north and existing dense urban development to the south. Area 13, a rural residential subdivision of 15 one-acre lots located to the east of Area 12, is also excluded from the urban area.

Approximately 30 percent of the soils in the rural area are classified as prime (Class I or II). The remaining non-prime soils are predominantly Class III or IV; many of these soils are in productive agricultural use at this time. Only a few sections of the Valley have little or no agricultural potential, e.g., steep foothill and mountainous regions and areas where fill has been deposited as a result of construction of the freeway.

The County's Agricultural Preserve Program has been highly successful in the Valley. To date, 2,878 acres are enrolled in preserves, including some 55 acres of nurseries. In order to encourage the retention of smaller agricultural parcels in production, the Agricultural Preserve Program now includes in its "superprime" category a provision for growers who own a minimum of five acres, of which 4.75 acres are fully planted and commercially producing land, to qualify for preserve status if they apply with other adjacent growers of equal or larger size to meet the 40-acre minimum preserve requirement.

The existing agricultural zoning in the Valley is almost exclusively A-1-X, which permits a five-acre minimum parcel size. This zone, coupled with the Agricultural Preserve Program's superprime option, has been instrumental in holding the line against further urban encroachment in the Carpinteria Valley. However, a theoretical buildout of the Valley based on the permitted five-acre minimum parcel size would allow for approximately 800 additional parcels and corresponding number of potential residential units. The level of public services required to accommodate this increased residential use and the additional development needed to support a larger number of individually operated agricultural activities would exceed the Valley's existing water resources and service system capacities, i.e., wastewater treatment and roads. For example, the amount of water needed to accommodate buildout under the existing A-1-X zone far exceeds the area's current water supply (see Availability of Resources section below and Section 3.2). Since most of the rural area is not served by the Carpinteria Sanitary District, new development would have to rely on septic facilities for the most part; this would be especially problematic in areas where high groundwater, steep slopes, and soils with poor drainage prevail. Many new access roads would need to be constructed to serve the additional parcels and expansion of Foothill and Casitas Pass Roads would probably be required. The creation of smaller parcels and associated level of development would also lead to higher assessed land values and limit the range of agricultural crops that could profitably be grown in the area. Thus, a buildout under existing zoning would inevitably result in a transition away from agriculture as the principal land use in the Valley, establishing in its place a residential ranchette or estate type of land use pattern. Since this would not be consistent with the Coastal Act goal of maintaining the maximum amount of prime agricultural lands in production, some increase in the agricultural minimum parcel size is needed.

The major determinants in establishing an increase in the minimum parcel sizes for the Valley are the economic viability of the Valley's major crops, projections for viable agricultural options in the future, and the existing distribution of parcel sizes in the rural area.

To determine the minimum economically viable parcel size for various types of agriculture, average costs of production and gross revenues per acre are used to estimate the net returns received per acre for production of a given crop. Then, assuming an annual expected net return or income for the grower, the number of acres needed to generate this income can be estimated. These estimates are greatly limited by the use of average cost and revenue data, which do not reflect factors such as the individual grower's management skills and the above average yields that are obtained in many parts of the Carpinteria Valley. Also, assumptions such as the cost of the land (or rent), which is a major fixed cost for all agricultural production and depends heavily on when the land was purchased, are necessary. Because of these limitations and assumptions, estimates of the minimum economically viable parcel size are tenuous and should not be used as the sole criterion in determining minimum parcel sizes.

For illustrative purposes, however, greenhouses are the Valley's most profitable agricultural use per acre of production and could succeed on a minimum parcel as small as five acres. At present, most of the Valley's greenhouses and nurseries are located on parcels ranging in size from five to twenty acres, with over half of them on parcels of five to ten acres.

Estimates of economically viable minimum parcel sizes for avocados vary widely. Assuming average County yields and prices received as the fruit leaves the orchard, it would take a minimum of fifty acres of avocados to produce an income of \$18,000. Valley growers have commented that this minimum is too high, pointing out that many avocado operations in the Valley are currently viable on parcels as small as ten to fifteen acres. This is supported by the fact that only ten percent of the existing avocado orchards in the Valley are on parcels of fifty acres or more and that three-fourths of the avocado orchards are in holdings of from five to twenty-five acres.

Currently, net returns to a mature lemon orchard do not offset costs; and the high selling price of prime agricultural land in the Valley renders new lemon plantings economically infeasible at this time. Of the remaining 1,000 acres of lemons in the Valley, fifty percent of the operations are on parcels of five to ten acres in size; the remaining orchards range in size from ten to twenty-five acres, with only three of them situated on parcels of fifty acres or more.

Future viable agricultural options for the Valley could become limited if the viability of the avocado or greenhouse industries is threatened. Historically, agriculture in the Valley has turned over from lower return food crops (e.g., beans and tomatoes) to higher return specialty crops (from walnuts and apricots to today's avocados, lemons, and flowers). Increasing land costs in an urbanizing area have been a major contributor to this trend. Whether this trend could be reversed is a matter of conjecture. If land costs continue to increase, future agriculture viability will depend on the Valley's ability to attract even higher return crops.

The other major determinant in establishing a minimum agricultural parcel size is the existing distribution of parcel sizes and acreage in the Valley. Acreage in the rural area of the Valley (excluding Carpinteria Marsh and the residential neighborhoods) is fairly evenly distributed

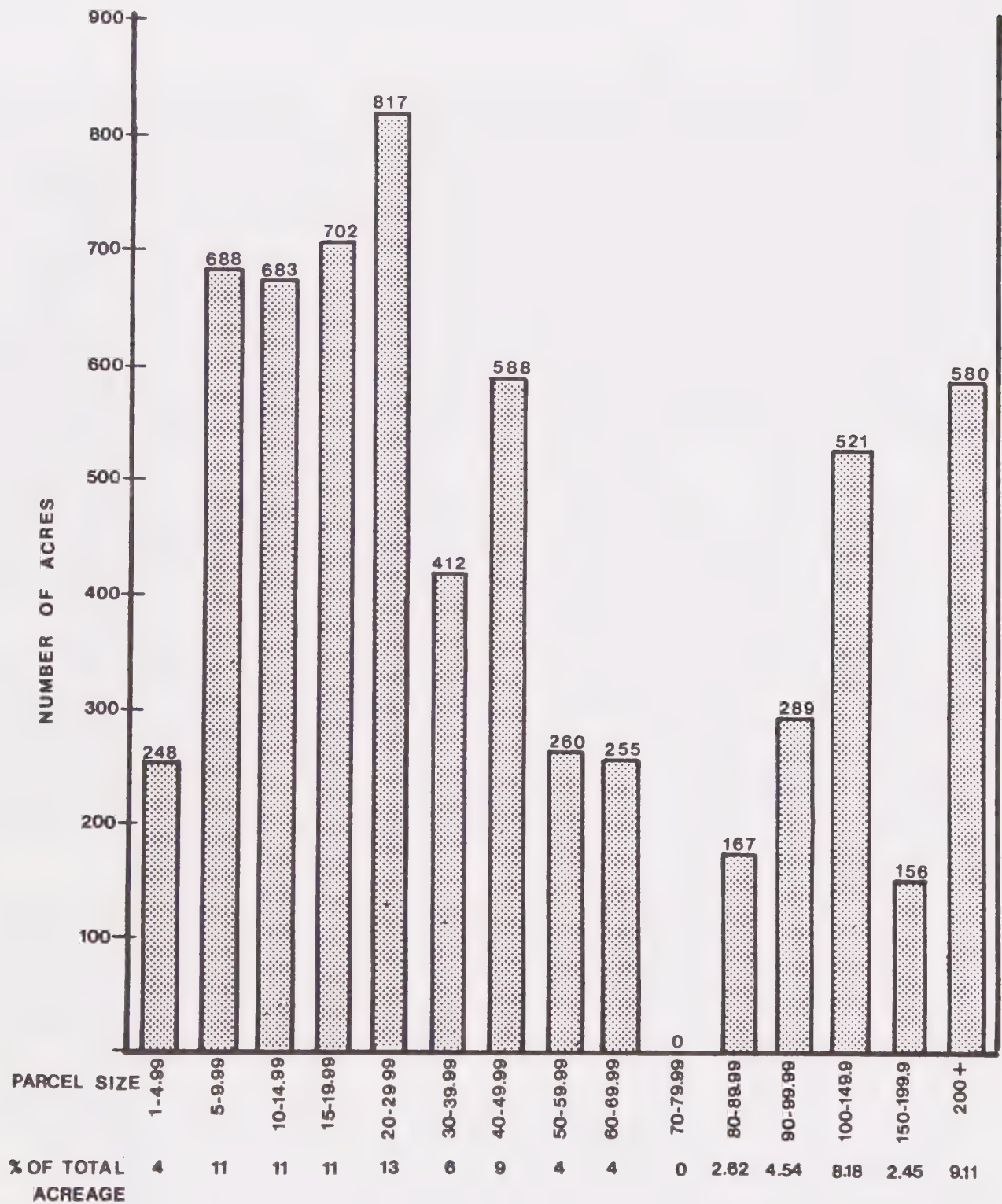


FIGURE 4-2

Acreage Distribution - Carpinteria Valley
(Excluding Carpinteria Marsh and the Rural Neighborhoods)

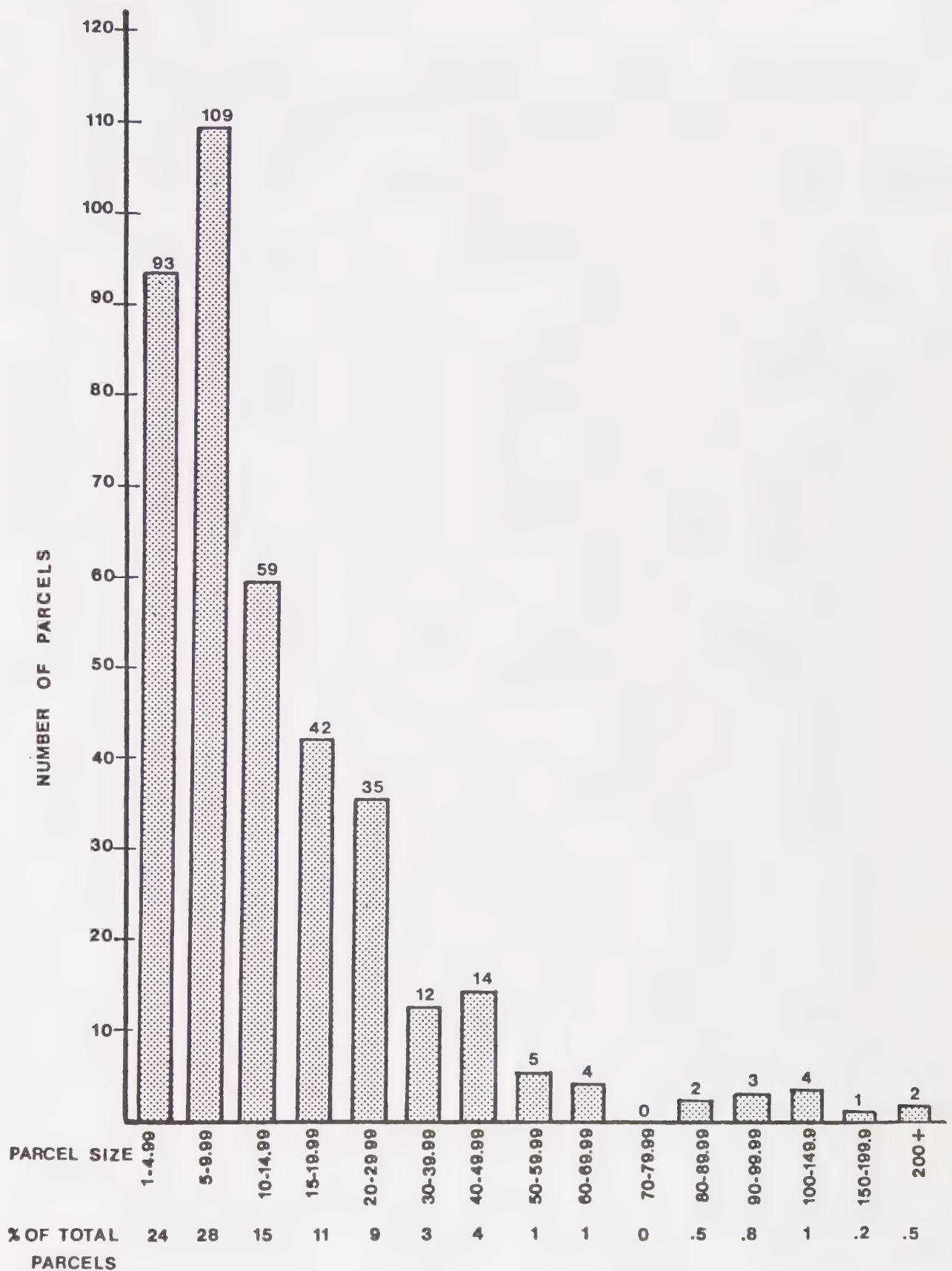


FIGURE 4-3

Parcel Size Distribution - Carpinteria Valley
(Excluding Carpinteria Marsh and the Rural Neighborhoods)

(Figure 4-2). Approximately 15 percent of the acreage is in parcels of less than ten acres; 26 percent less than 15 acres; 37 percent less than 20 acres. The distribution of parcel sizes, however, is heavily skewed toward smaller sizes. As shown in Figure 4-3, 52 percent of the existing parcels in the rural area are less than 10 acres in size; 67 percent are less than 15 acres; and 78 percent less than 20 acres. Thus, ten acres is the threshold point at which over half of the parcels become non-conforming as to parcel size, an indication of the extent to which parcelization has already occurred in the Valley and the limited degree to which change can be effected without measures such as recombination of lots or public acquisition.

Based on the above findings concerning the economic viability of Valley agriculture and the existing land use pattern, a 10-acre minimum is the largest minimum parcel size that would be appropriate in Carpinteria Valley. Under the 10-acre minimum, theoretical buildout would be reduced to 300 additional units, a reduction of more than half of the units now permitted under existing zoning. Lot splits would be limited to parcels of 20 acres or more, i.e., 80 percent of the parcels could not be further divided. Although the amount of water required to serve even this reduced buildout exceeds available resources, impacts on sanitary facilities and roads would be lessened.

The land use plan proposes a range of minimum parcel sizes which will tend to strengthen existing agricultural patterns in the Valley and provide greater flexibility for changing agricultural uses over the years. Five, ten, and forty-acre minimums are proposed to replace the blanket five-acre zoning.

In the land use plan, a five-acre minimum is shown for the non-recharge area of the Carpinteria Groundwater Basin on the west side of the Valley between Arroyo Paredon and Santa Monica Creeks (refer to land use plan map). Agricultural uses in this area are limited by the presence of a high water table which restricts agricultural production to annual crops with a shallow rooting depth and to greenhouses. Most of the Valley's greenhouses are currently located in this area and continued greenhouse development here would be appropriate.

A ten-acre minimum is proposed for agriculturally designated lands across the Valley floor and into the foothills on slopes of less than 30 percent for the reasons previously explained. For agricultural parcels on slopes in excess of 30 percent, the minimum parcel size is increased to 40 acres to provide for the larger scale of production required to compensate for lower yields on steep hillsides and to reduce the level of grading for service roads and irrigation systems that leads to erosion. One area in the northeast portion of the Valley, which lies within the National Forest jurisdiction and has slopes in excess of 40 percent, has been designated as a Mountainous Area with a 100-acre minimum parcel size. Agricultural development which requires removal of native vegetation is not permitted within designated mountainous areas. Under the range of minimum parcel sizes proposed in the land use plan, approximately 56 percent of the parcels in the rural area would be non-conforming as to parcel size as would approximately 21 percent of the rural acreage.

Greenhouse Development

The growth of the greenhouse industry over the last decade and pressures for continued expansion have raised several important issues for coastal planning and protection of coastal resources. Depending on the amount and type of coverage required, the cumulative impacts of greenhouses on the long-term productivity of soils, groundwater recharge, and on the ability of downstream watercourses to carry increased runoff can be significant. A large part of the greenhouse development in the Carpinteria Valley is located within the watershed of Carpinteria Marsh. Because irrigation runoff is directed to natural drainage channels, i.e., Santa Monica and Franklin Creeks, cumulative impacts on the water quality of the marsh need to be monitored and preventive actions taken as necessary. These impacts are explored in greater detail in Section 3.8. Policies 8-5 to 8-7 have been developed to address these impacts and will apply to all new greenhouse projects in the County's coastal zone.

The largest constraint to new greenhouse development in the Valley will be the Valley's limited water supply. On the average, water required for greenhouse production is an estimated 4 acre feet per year per acre (AFY/AC), compared to an estimated 1 AFY/AC for orchards, the Valley's dominant crop. Consequently, conversions from open field agriculture to greenhouse crops will result in a net increase in water use. According to estimates of the Valley's water supply and demand balance, a surplus of approximately 950 AFY currently exists, and this surplus must be shared by agricultural and urban users (see Availability of Resources section below). Under the proposed water management plan for the Valley, 70 percent of the available surplus would be allocated for use in the unincorporated area (refer to Section 3.2). A portion of this water allocation would need to be distributed to agricultural users in proportion to current levels of use, i.e., for orchards, greenhouses, and nurseries, to provide for an equitable distribution. Under current conditions, greenhouses would be entitled to approximately 44 percent of the water available for agricultural use.

Coastal Access and Recreation

In the unincorporated portion of the Carpinteria Valley, existing opportunities for beach access and recreation are limited to the County Park at Rincon Point. Most of the demand for coastal recreation in the Valley is satisfied by the City of Carpinteria and primarily the State Beach Park. There are a few sites along Padaro Lane and Santa Claus Lane where the public has gained access to the ocean by trespassing across private land. The Coastal Commission required the offer of a vertical easement for two of these sites along Padaro Lane and Beach Club Drive (APN 5-400-35 and APN 5-390-23); public access at both sites would require follow-through by the County. Because of the limitations due to lack of parking and the need to protect the slough, most of the demand for beach access and recreation will need to be satisfied by the City and State beaches. Proposals for provision of new opportunities for limited beach access are contained in Policy 7-8.

Habitat Areas

El Estero, or Carpinteria Marsh, is located immediately west of the City of Carpinteria. El Estero, 230 acres in size, is the largest wetland under County jurisdiction. Approximately 120 acres of the marsh are part of the University of California's Natural Land and Water Reserve System, and the remainder is privately owned, with 35 acres in an Open Space Preserve.

On the land use plan map, the marsh is designated as "Open Lands" with a "Habitat Area" overlay which is adequate to protect it from the direct threat of development. However, indirect impacts such as sedimentation or toxic runoff from surrounding land uses can threaten its biological productivity. The principal land uses in the watershed of Carpinteria Marsh include urban development within the City and agriculture, principally greenhouses and orchards, in the rural area. Runoff from excess irrigation and impervious surfaces related to these land uses is now directed to the area's natural drainage channels, Franklin and Santa Monica Creeks, which flow directly through the marsh. Both of these creeks have been channelized for flood control purposes, with a design capacity based on existing land uses. The cumulative impact of increased runoff and sedimentation resulting from additional greenhouses, new orchard development in the foothills, or urban expansion on the water quality of the marsh and adequacy of flood control projects needs to be monitored.

General policies for the protection of wetlands are included in Section 3.9. Also Policies 3-13 through 3-22 in Section 3.3 address development in watershed areas and thus would affect lands surrounding the Carpinteria Marsh. Section 3.9 also contains a specific recommendation regarding the development of a comprehensive, long-range management program to ensure continued productivity of the marsh.

Hazards

Carpinteria Valley has a high seismic hazard rating. The Carpinteria and Red Mountain Faults parallel the Carpinteria bluffs from Carpinteria State Beach Park to the Rincon Point area. Another fault, the Rincon Fault, parallels the coastline further inland. Large parts of the Valley are also subject to high groundwater and liquefaction. High groundwater can be detrimental to agriculture, particularly tree crops that require a greater rooting depth than annual crops. Liquefaction hazards present problems for intense building development. Other hazards include slope instability, which is limited to a small area in Toro Canyon, and tsunami runup, which could inundate much of the City proper, the slough, and some agricultural areas. The County already has mechanisms for addressing these issues in its grading and subdivision ordinances and building code. Additional policies governing development in hazardous areas are included in Section 3.3.

Shoreline bluffs and cliffs are subject to undercutting and active slides. Considerable damage, evident throughout the area, resulted from the winter storms of 1978. Beach erosion has been mitigated in some of these areas. In the area south of Santa Claus Lane, heavy rock has been piled up against the top of the beach. The houses south of Sand Point Road

are protected by a 3,300-foot long double sea wall system maintained by a special district, the Sandyland Sea Wall Association. In 1978, the County Public Works Department administered \$15,000 worth of repairs due to damage caused by the previous winter storms. The sea wall system has proven effective in preventing damage to the structures in the area. Future development, however, will require ample setbacks to avoid the need for new bluff protective devices. (Refer to Policies 3-4 through 3-7 in Section 3.3.)

Flooding had been a major hazard throughout much of Carpinteria prior to recent channelization of Santa Monica and Franklin Creeks. Creek channelizations have removed substantial areas within the City from the 100-year flood zone. Debris barriers and grade stabilizers have been installed in the canyon areas to reduce transfer of flood debris and sediment to the Valley floor. Additional channelization is planned along Casitas Pass Road which should remove much of the remaining flood hazard. Areas subject to flooding will then be limited to areas along Carpinteria Creek and Arroyo Paredon, the slough, and small agricultural areas outside the City. There are no plans at present for channelizing Carpinteria Creek, as it poses only limited hazards to development. Setback standards need to be developed, however, to guide future development occurring adjacent to the stream.

In addition to property damage from water and sediment, flood conditions have impaired the functioning of the slough as an important ecological system by depositing massive amounts of sediment as water passes through. Dredging of the slough is planned as part of the second phase of work under the Carpinteria Valley Watershed Project. In addition, two silt basins will be constructed at the points where Franklin and Santa Monica Creeks enter the slough. Regulation of development in the watershed of the slough is needed to avoid impacts from erosion and siltation.

The land use plan responds to these issues in several ways. Areas within the 100-year flood plain are designated on the land use plan maps with the Flood Hazard Overlay. New development in these areas is subject to special policies which are included in Section 3.3. Policies 3-13 through 3-22 are intended to minimize erosion and siltation impacts from new development occurring on watershed lands.

Housing

Residential development in the Carpinteria Valley is largely contained within several rural residential enclaves, namely Shepard's Mesa, Serena Park, La Mirada, Ocean Oaks, and the shoreline neighborhoods of Padaro Lane, Sandyland Cove, and Rincon Point. A large condominium complex at the Santa Barbara Polo Grounds provides the only multiple-unit housing opportunities in the Valley. The remaining housing is accessory to agricultural operations.

On the land use plan map, the boundaries of the residential neighborhoods listed above have been delineated, acknowledging the existing residential use and defining limits for expansion. Low residential densities of one and three acres are designated within these neighborhoods, consis-

tent with the goal of minimizing urban pressures on agricultural lands. New housing in the Valley should be incidental to agricultural operations, except for infilling within the existing neighborhoods.

Commercial Development

At present, commercial development outside of the City of Carpinteria is limited to Santa Claus Lane, which includes both highway strip and highway-related commercial activities. This development is out of character with a coastal setting; another architectural theme would be more appropriate. A camper park adjacent to the City's western boundary on North Via Real provides limited accommodations for visitors.

In most areas, expansion of commercial uses in the rural areas of the Valley would be inconsistent with Coastal Act policies regarding concentration of development and minimizing vehicle miles travelled. One exception is the bluffs area between the City's present easterly boundary and the County Park at Rincon. This area is proposed for inclusion within the urban boundary in order that it may be planned comprehensively with other undeveloped portions of Carpinteria bluffs; it is designated for Resort/Visitor-Serving use on the land use plan maps. A detailed discussion of the rationale for this land use and conditions for development are located in Section 4.2.3.

Visual Resources

The visual resources of the Valley include several fleeting views of the ocean from Highway 101 near Rincon Point; views of the ocean, islands, and foothills from Rincon Beach Park; and a fleeting view of the ocean from U.S. 101 near Santa Claus Lane. In addition, there are scenic views of the ocean, the Channel Islands, and the mountains from the Carpinteria bluffs.

The general visual quality of Carpinteria Valley is somewhat marred by the presence of billboards along the freeway within the City of Carpinteria. The commercial strip development known as Santa Claus Lane obscures views to the ocean and is out of character with the surrounding natural and residential environment.

As greenhouse development has proliferated, a conflict has emerged between Valley residents who live on the hillsides and growers who expand their greenhouse operations below. Some Valley residents object to the visual characteristics of the structures and the glare from their translucent rooftops, as seen from the hillsides. While this hillside visual impact is largely unresolvable, the County has developed landscaping, lighting, parking, and setback requirements for all new greenhouse development in order to minimize the visual impacts of these structures as seen from U. S. 101 and along Valley roads.

General policies addressing protection of visual resources are included in Section 3.4. Policies which concern the visual impacts of greenhouse development are found in Section 3.8. New development south of Highway 101 in the vicinity of Santa Claus Lane is subject to the View Corridor Overlay designation (refer to Section 3.4).

Service System Capacities and Availability of Resources

Water

The boundaries of the Carpinteria County Water District encompass almost all of the Carpinteria Valley planning area including the City of Carpinteria; one area east of Toro Canyon Road and extending into a portion of Serena Park is located within the Montecito County Water District. With the exception of several foothill areas in the northern part of the Valley, the entire District is located within the coastal zone. The District derives its water supply from the Carpinteria Groundwater Basin and surface deliveries from Lake Cachuma. The groundwater basin extends beyond the District's boundaries in only two areas: to the west where the Toro Canyon Subunit is within the Montecito County Water District and to the east where a small portion of the basin is in Ventura County.

The safe yield of the groundwater basin is estimated to be 4,500 AFY and the District's annual future entitlement to Cachuma water is 3,041 AFY. According to current water use estimates, the District has an existing uncommitted surplus of approximately 950 AFY (Table 4-1). Thus, water use within the District is nearly equal to the existing supply.

Buildout under existing zoning and the land use plan would both require more water than the District can now supply. Under existing zoning, an estimated 2,686 additional units could theoretically be constructed in the City at some point in the future; approximately 500 units could also be added by conversion of existing units to the higher densities permitted under zoning. Under the proposed land use plan, the number of additional housing units that would be possible is reduced to 1,287, largely the result of the proposed change in the maximum number of housing units permitted on Carpinteria bluffs. In the unincorporated area of the Carpinteria Valley, an estimated 800 additional housing units are permitted under the land use plan compared to the 1,700 units allowed under current zoning. (See Appendix E.)

An estimated 3,500 AFY of additional water would be required to accommodate theoretical buildout under the land use plans proposed for the City and the unincorporated area. This potential demand for water far exceeds the District's current supply. Consequently, a water management plan is needed to ensure that priority uses under the Coastal Act, as well as local priorities, are not precluded (see Section 3.2, Policy 2-9).

A water management plan for the Carpinteria Valley must reflect the past efforts of the County, City, and Coastal Commission to resolve the water management issues of the Carpinteria area. These efforts culminated in a public workshop in the fall of 1978. The purpose of this workshop was to review existing water supply and demand data in order to reach a consensus on the uncommitted water surplus in the Carpinteria Water District. Also, public testimony was received concerning the need to satisfy local as well as Coastal Act priorities in a water management plan. Information gathered at this meeting formed the basis for the State Coastal Commission's precedential action on November 14-15, 1978, in which the Commission found that:

TABLE 4-1
CARPINTERIA COUNTY WATER DISTRICT
1979 ESTIMATED WATER SUPPLY/DEMAND⁽¹⁾

<u>Supply</u>	Water Use Acre Feet/Year (AFY)
Groundwater Safe Yield ⁽²⁾	4,500
Cachuma Planning Total	<u>3,041</u>
	7,541
<u>Water Use</u>	
Private Wells ⁽³⁾	1,800
Municipal and Industrial (M & I) ⁽⁴⁾	1,922
Agriculture (4)	<u>2,869</u>
	6,591
<u>Total Uncommitted Water Surplus</u>	950
70% reserved for agricultural use in the County	655
30% reserved for M & I uses within the City	285

-
- (1) These estimates are based on 1979 supply figures and five-year average water use data for the period 1974-75 to 1978-79.
- (2) This figure is likely conservative and may warrant a revision upward, perhaps by 250 AFY (Letter to Carpinteria County Water District, November 9, 1978, Geotechnical Consultants, Inc.).
- (3) Geotechnical Consultants, Inc. "Hydrologic Assessment, Carpinteria Groundwater Basin" (Letter to the Carpinteria County Water District, March 3, 1978, Page 3).
- (4) This is a five year average for the period 1974-75 to 1978-79; see Carpinteria County Water District letter to City of Carpinteria, July 23, 1979, Page 4.

1. The City of Carpinteria, through its recent conservation efforts, has reduced water consumption for Municipal and Industrial (M&I) uses, thus increasing the total uncommitted surplus in the District.
2. The entire water surplus, not including water conserved by the City, should be reserved for priority uses under the Coastal Act, predominantly agriculture.
3. Forty (40) AFY of water would be allocated to the City for M&I uses during the 1978-79 water year. Following commitment of this allocation, new development in the City would be contingent upon proof of new surplus water derived from continued conservation efforts.
4. In order to carry out Coastal Act policies on concentration of urban development, residential development in the rural neighborhoods of the Carpinteria Valley should be permitted in proportion to development in the City on a ratio of 1 to 10. Since 40 AFY of water was allocated to the City for the 1978-79 water year, 4 AFY would be allocated to the County for residential use.

A water management plan for the Carpinteria Valley will be necessary to carry out these findings (Policy 2-9). The purpose of this plan will be to distribute the available water surplus between the City and the County on the basis of historical water use for priority uses under the Coastal Act as well as local priorities. In addition, agricultural water use should be allocated for open field crops (avocados, lemons, vegetables, field flowers, etc.) and greenhouse production according to established water use levels. Based on existing crop acreage and average water use per acre, an estimated 56 percent of the water allocated for agriculture would be used for open field crops and 44 percent for greenhouses or cover crop production.

Wastewater Treatment Capacity

The current capacity of the Carpinteria Sanitary District's wastewater treatment facility is two million gallons per day. With an average dry weather peak flow of 1.6 million gallons per day, the facility is at 80 percent of capacity and is able to provide service for approximately 3,600 additional people (Appendix D). This is far more than the number of people that could be served by the existing water supply.

The entire urbanized area is presently served by the District. In the rural area, a portion of Padaro Lane was recently annexed to the District and plans are also underway to annex Serena Park. The remaining unincorporated area relies on septic tanks, although soil and drainage in many parts of the Valley have caused problems for septic systems. For this reason, some of the other residential neighborhoods in the rural area have considered annexation to the District, but the high cost of extending lines into the rural area has historically precluded such action. Because of potential adverse impacts from existing septic systems in the Sandyland Cove area on adjacent Carpinteria Marsh, this neighborhood may need to be annexed to the District at some point in the future. The extension of sewer lines into rural areas is addressed in Section 3.2, Policy 2-10.

4.2.3 CARPINTERIA BLUFFS

The area known as Carpinteria bluffs extends eastward from the Chevron oil processing facility within the City of Carpinteria into the unincorporated area north of the County's Rincon Park. There are two major blocks of undeveloped lands within this area: the 72 acres owned by Chevron and Exxon within the City to the west, and another 24 acres owned by Hancock and Ferry (APN 1-210-13, 16, 23, 24) in the unincorporated area at the eastern extent of the bluffs. Although located at opposite ends of the bluffs and separated by an area that is partially developed with industrial park uses, these two subareas offer opportunities for coastal-related recreational use and need to be planned comprehensively to ensure that individual land uses complement each other. Just inside the City's eastern boundary lies an undeveloped parcel (APN 1-210-20) which is contiguous with the Hancock property. It, too, should be planned with the adjacent unincorporated parcels.

The coastal resources of the eastern subarea of the Carpinteria bluffs include scenic views from the blufftops to the ocean and Channel Islands as well as views of the foothills and Santa Ynez Mountains across the Valley floor, proximity to the dry sandy beach at Rincon County Park, and opportunities afforded for coastal-related visitor-serving uses because of the area's easy access to U. S. 101.

Constraints to development in the area include unstable soils, bluff erosion, and the presence of the Red Mountain earthquake fault. The bluffs are tiered in this area, with the railroad running along the first tier above the beach; rock revetments have been required to reinforce the bluff in several areas. Soil slippage and erosion are also evident as a result of winter storms.

This segment of the bluffs is particularly suited for visitor-serving uses because of the area's access to Highway 101, ocean views, and proximity to Rincon County Park. Therefore, the land use plan calls for a visitor-serving type of development which could include a hotel, motel, or lodge with restaurant, along with tourist commercial activities (i.e., retail shops) and other recreational amenities (i.e., swimming pool, tennis courts, etc.). The development should be of moderate scale in the range of 100 to 200 units and a maximum of two stories in height. In recent years, concern has been expressed that overdevelopment of visitor-serving facilities could occur on Carpinteria bluffs to the detriment of local commercial activity and community needs. The level of tourist activity that the area can support, in addition to Carpinteria State Beach Park and the limited visitor-serving facilities that exist within the City, has not been determined. While the bluffs are suited for some additional visitor-serving uses, proliferation of such uses should be prevented. Allowing for one centralized resort development on this 24-acre site would accomplish this objective.

Therefore, a specific plan shall be prepared for the unincorporated portions of the Carpinteria bluffs (APN 1-210-13, 16, 23, 24) and contiguous City parcel (APN 1-210-20). Such plan shall be subject to environmental review and approval by the Planning Commissions of the County and City of Carpinteria. All future development shall be in conformity to the approved specific plan.

The specific plan shall conform to the following criteria:

1. Dedication of the following lands for public use shall be required:
 - (a) a corridor, minimum 20 feet in width, north of the Southern Pacific Railroad right-of-way, for a hiking/biking trail. To minimize alterations to natural topography and vegetation and to take advantage of scenic vista points, the exact location and width of the trail shall be determined by the County and City. The costs of improving the trail shall be borne by the applicant(s), not the County or City.
 - (b) a minimum of one public access corridor connecting Carpinteria Avenue with the proposed trail.
 - (c) all lands south of the Southern Pacific Railroad and north of the mean high tide line which are not currently in public ownership.
2. Permitted uses shall include a hotel, motel, or lodge with restaurant(s), tourist commercial activities, and other visitor-serving amenities. Moderate scale overnight lodging facilities shall be permitted.
3. A visitor-serving development which does not at least in part require a coastal location in order to operate shall not be permitted.
4. A safe, public access to the dry sandy beach from the proposed development shall be provided, if feasible (e.g., a trail to the beach with a railroad overcrossing for pedestrians would be one alternative).
5. To the maximum extent possible, drought-resistant vegetation shall be used for landscaping.

4.2.4 ARNESON AND BLAKESLEE PROPERTIES

The Arneson and Blakeslee properties (APN 1-190-17 and 1-180-06) are located in the eastern portion of the Carpinteria Planning Area, north of Highway 101, and contiguous with the City of Carpinteria on three sides. Together, these properties comprise some 29 acres which are surrounded by urban development, including one-and three-acre residential neighborhoods in the unincorporated area to the north, an industrial park and other light industrial uses on the south, east, and west (all within the City of Carpinteria).

At one time the Arneson property (approximately 25 acres) supported a productive lemon orchard; however, production declined with the advent of the industrial park in the east, due in part to drainage problems that were created by the new development. The lemon orchard was eventually removed and, in recent years, the property has been used intermittently to grow gypsophila. Soils are non-prime, and because of the problems that have resulted from urban encroachment, the property does not have potential for continued agricultural use. The Blakeslee property to the northwest (4 acres) is planted to avocados, but is also affected by adjacent urbanization and is not suited for long-term agricultural use.

The southern portion of the Arneson property that fronts on Via Real and Highway 101 is level for the most part, gradually rising in the northern section. Here the property abuts a one-acre residential neighborhood which overlooks the entire parcel and obtains access via a driveway along the eastern boundary of the Arneson parcel. Because of the proximity of this low-density residential neighborhood, development on the Arneson and Blakeslee properties will need to be designed and sited to ensure compatibility of future uses, minimize visual impacts, and provide adequate access.

Since the Arneson and Blakelee properties lack long-term agricultural potential, they are included within the urban boundary and designated for urban use, specifically an industrial park. Although residential use would be an alternative for the land, the area is approximately one-mile from the City of Carpinteria's commercial center and, therefore, not readily accessible to urban services. Also, applying an appropriate urban density to the area (15 to 20 units to the acre, for example) would present conflicts with the one and three-acre neighborhoods to the north. Development of the area as an industrial park would be a logical extension of the existing light industrial uses on the east, west, and south and would be compatible with the neighboring residences, subject to development and design standards. Consequently, industrial park development on the Arneson and Blakeslee properties shall be subject to the following conditions:

1. The industrial development shall seek to create a park-like atmosphere with low intensity uses and shall be oriented to serve light industry and research firms.
2. The industrial park shall be self-contained; Cindy Lane and Rose Lane shall not be extended to the west to serve this site.
3. All development shall be sited and designed to require minimal alterations to the existing topography of the site and to minimize impacts on views from the residential neighborhood to the north.
4. No structure shall exceed 22 feet in height as measured from the surface level of the nearest street.
5. A new road running north-south through the middle of APN 1-190-17 shall serve the industrial park and the adjacent residential neighborhood to the north. The access road shall be limited to two lanes exclusive of bike lanes. The existing access road on the eastern boundary of the site shall be abandoned.

6. Total coverage of the site, i.e., structures, roads, and parking lots, shall not exceed 50 percent; a minimum of 50 percent of the gross acreage shall be in landscaped open space.
7. No parcel less than five acres shall be created.
8. All parking shall be off-street in landscaped parking areas. Areas for trash receptacles shall be screened.
9. Permitted uses shall be limited to those compatible with residential uses and shall not create nuisances by reason of noise, odor, lighting, or traffic.
10. A buffer zone of approximately 100 feet shall be provided on the northern boundary of the property, as topography dictates.
11. Roofs shall be constructed of non-reflective materials and shall camouflage mechanical equipment. Building exteriors shall be in earth tones.
12. Storage areas shall be within totally enclosed buildings.
13. Landscaping shall be of mature, 15-gallon specimens subject to approval by the County Landscape Planner.

4.2.5 SUMMARY OF THE LAND USE PLAN MAP

The most extensive changes proposed in the coastal plan for Carpinteria Valley concern the land use designations for agricultural lands. In order to conform with Coastal Act policies which require the maximum protection of existing prime agricultural lands, the land use plan proposes three agricultural designations for the Valley instead of the existing A-1-X five-acre minimum agricultural zone, which is the current blanket blanket zone. The three designations consist of a 5-acre minimum (A-I-5) for a non-recharge, high water table area on the west; a 10-acre minimum (A-I-10) for all agricultural lands of up to 30 percent slopes; and a 40-acre minimum (A-I-40) for all agricultural lands with slopes greater than 30 percent. Figure 4-4 illustrates the proposed land use map designations for the Carpinteria Valley planning area.

Under the land use plan the A-I-10 designation would replace the existing A-1-X zone throughout much of the western part of the Valley between Toro Canyon and Santa Monica Roads. A large parcel north of Arroyo Paredon Creek abutting the La Mirada neighborhood on the east and currently zoned 1-E-1 (one-acre residential lots) would be changed to agriculture under the A-I-10 classification, consistent with the criteria established for designating agricultural lands (Policy 8-1). In general, the A-I-10 designation is considered appropriate for this area because prevailing parcel sizes generally exceed ten acres and because the area is not subject to high water table problems. North of the Santa Barbara Polo Field and in a line extending eastward, many parcels are designated for 40-acre minimums because of the presence of slopes in excess of 30 percent.

From Arroyo Paredon Creek east to Santa Monica Road and south of Foothill Road, much of the area has been designated for A-I-5, requiring five-acre minimum agricultural parcels. Here the A-I-5 designation is appropriate because a high water table limits agriculture to shallow rooted crops or greenhouse cultivation and because many smaller parcels of ten acres or less already exist.

The agricultural lands east of the urban limit line comprising much of the Valley floor and some of the hillside areas north of Casitas Pass Road would be changed from A-1-X to A-I-10. Prevailing parcel sizes throughout this area are generally ten acres or more. Much of the area is important for groundwater recharge and the deep alluvial soils, especially in the vicinity of Carpinteria Creek, support highly productive avocado orchards.

The hillsides north of Foothill and Casitas Pass Roads where slopes exceed 30 percent are proposed for the A-I-40 classification requiring minimum parcel sizes of 40 acres. The existing A-1-X zone is unsuitable because it could lead to a proliferation of rural ranchette uses which would be incompatible with the agricultural policies of the Coastal Act. One area within the National Forest jurisdiction is designated as a Mountainous Area with a 100-acre minimum because of slopes exceeding 40 percent.

A number of changes are also proposed in certain residential zones in the Valley. The western tip of Padaro Lane, now zoned for 20-R-1 and 1-E-1, respectively, would be changed to three-acre minimum lots. These lot sizes are more consistent with existing residential patterns and are more compatible with the scenic qualities of the area.

North of U. S. 101 and Bailard Avenue a residential wedge currently zoned DR-2 (permitting half-acre minimum lots) would be changed in the land use plan to three-acre minimum lots. This residential area abuts the agricultural heart of the Valley and should be treated more as a transitional zone between urban and agricultural land uses.

North of Rincon Point, a rural neighborhood composed of 7,000 square feet, one-acre, and three-acre minimum lots is proposed instead of a mix of one acre (1-E-1), one-half acre (20-R-1), and 6,000 square feet (6-R-1) residential zones. This area is decidedly rural in terms of use and character, and the existing zoning is incompatible with these uses. Within this neighborhood the 6-R-1 designation for Rincon County Park would be changed to recreation and open space to be consistent with its park usage.

In all, the land use plan for Carpinteria Valley would reduce the number of potential additional units in the Valley from the 1,700 permitted under existing zoning to an estimated 800 (refer to Appendix E). The number of additional units allowed on agriculturally designated lands would decrease from 460 units to 300. Also, through the process of adjusting the boundaries of outlying neighborhoods, the potential number of additional residential units in the one unit per acre category has been reduced significantly from 224 units to 64 units.

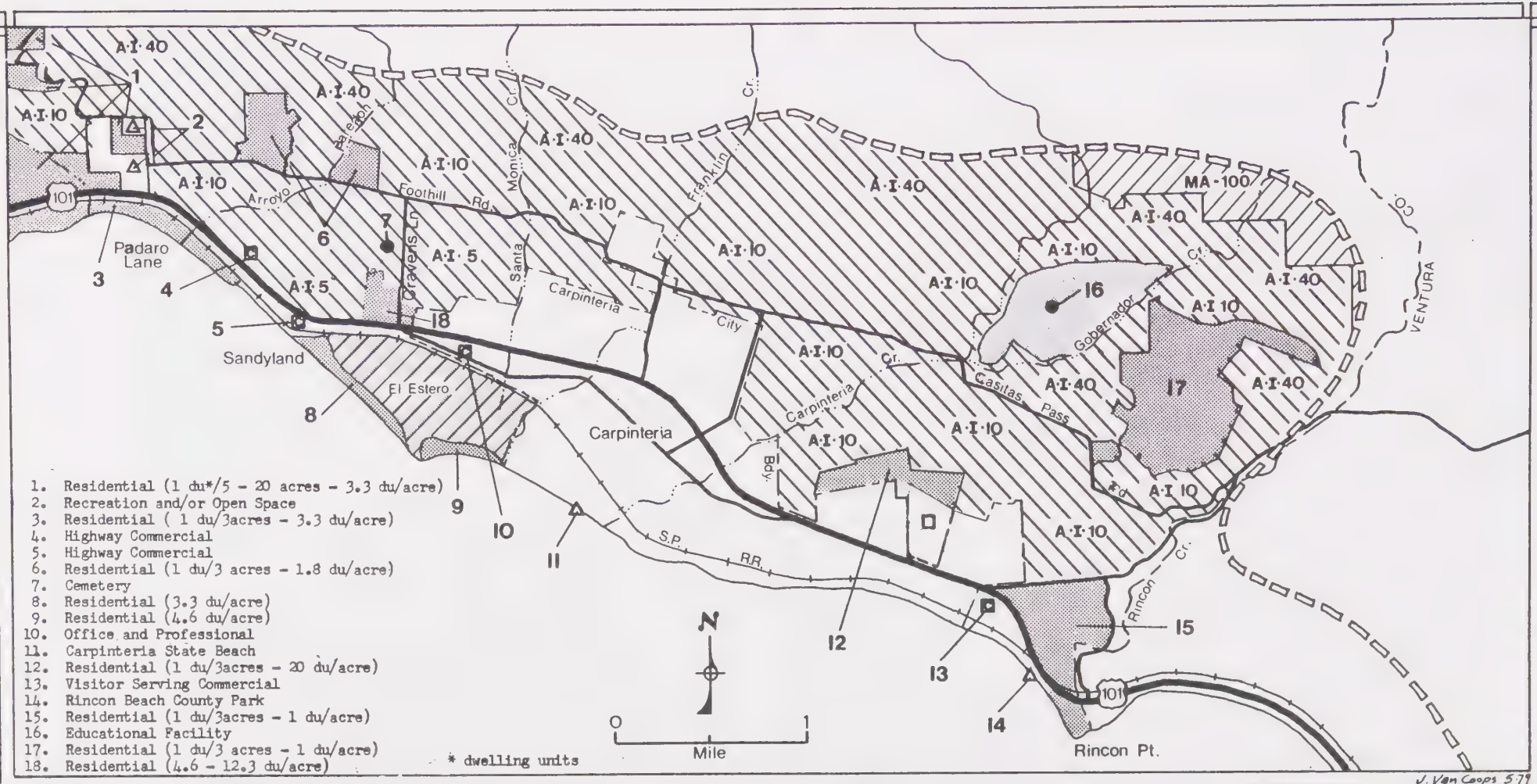


FIGURE 4-4





Generalized Land Use Plan
Carpinteria Valley Planning Area
County of Santa Barbara
Local Coastal Program

COASTAL ZONE BOUNDARY

Land Use Designations—see text for definitions

- COMMUNITY FACILITIES
- INDUSTRIAL
- COMMERCIAL
- ▨ RESIDENTIAL
(see map list for densities)

OPEN LAND USES

-  AGRICULTURE I (5-40 acre min.)
 MOUNTAINOUS AREA (100 acre min.)
 OTHER OPEN LAND
 RECREATION (existing parks and open space)

J. Van Coops 5.79



4.3 SUMMERLAND

In 1992 the County adopted a Community Plan for Summerland area (see the "Summerland Community Land Use Map" for the Planning Area boundaries). This Plan describes the community and the relevant issues it faces, including land use, agriculture, recreation, coastal access, circulation, habitats, public services and visual resources. The Community Plan establishes land use designations and zone districts and includes development standards to guide future development. In addition, the Community Plan contains a number of policies as well as actions which implement the goals and objectives of the Plan. Finally, in addition to the adoption of the Community Plan, the Board of Supervisors also adopted Board of Architectural Review Guidelines for Summerland.

In addition to the policies of the Coastal Land Use Plan and applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Summerland Community Plan also apply. Where there are other goals, objectives, policies and actions in the Comprehensive Plan and/or Coastal Land Use Plan which address the same issues as the Summerland Community Plan, those of the Summerland Community Plan shall be applied.

See Appendix F for the complete Summerland Community Plan.

[*Ed. note:* The remainder of the previous Chapter 4.3, pp. 172-179, was deleted with the adoption of the Summerland Community Plan. The next valid section is Chapter 4.4, Montecito, commencing with the illustration on the unnumbered page prior to p. 180.]



4.4 MONTECITO

GOAL II.A. Maintain orderly growth consistent with available resources and the semi-rural character of the community.

Policy II.A.1. In order to pace development with long-term readily available resources and services (i.e. water, sewer, roads, schools), the County shall not permit the number of primary residential units to exceed an annual rate of one half of one percent of the permitted 1989 housing stock unless specifically exempted by ordinance. This rate shall represent the maximum allocated residential growth rate until such time that the County determines, through a periodic public review of the status of services and infrastructure in the Montecito Planning Area, that further growth can be accommodated by acceptable and reliable supplies and capacities without diminishing the quality of life in the community.

Policy II.A.2. A temporary reduction in the annual one-half percent dwelling unit permit rate and corresponding reduction in number of permit allocations for the Montecito Planning Area may be enacted by the Board of Supervisors, if the short term availability of resources is jeopardized by the continued allocation of such permits.

Implementation Measure II.A.2. The County shall adopt and implement a growth management ordinance that regulates the number of additional new primary residential units permitted each year by the Resource Management Department. Such ordinance shall be periodically reviewed, as defined in the ordinance, to measure its effectiveness in achieving the balance sought by the growth objective of the community.

HAMMOND'S MEADOW

Planning for Hammond's Meadow (APN 9-360-29, 30) is of special concern to the County because it is one of a few undeveloped coastal parcels within an existing urbanized area which offers diverse recreational and cultural opportunities. The site, which comprises some 22 acres, includes broad stretches of rolling grassland, a low bluff, and some woodland area. Views of the Santa Ynez Mountains from the bluff and beach area are spectacular. The coastal portion of the site has been enjoyed for years by sunbathers, surfers, and walkers. The parcel is zoned DR-12, which would theoretically permit development of 264 units on the site. In recent years, a portion of the meadow area has been recognized as an important archaeological resource leading to its inclusion in the National Register of Historic Places on May 19, 1978.

Access to the meadow and shoreline is primarily from Eucalyptus Lane via the beach. At high tide this lateral beach access can be cut off. An easement does exist paralleling Edgecliff Lane to the north, but it has not been opened for public use. Parking along Eucalyptus Lane is often extremely congested. Users of Hammond's and Miramar beaches must often park several blocks away, and the resulting congestion is a nuisance to local property owners.

Although a visitor-serving development on Hammond's Meadow could provide increased opportunities for public enjoyment of the area, the limited road capacity and existing traffic congestion in this area make such a use impractical. Therefore, this site is designated for Planned Development in the land use plan. In addition to the PD requirements listed in Section 3.2, development on Hammond's Meadow shall be subject to the following conditions:

1. The project may include up to 40 units provided that the applicant can demonstrate that the surrounding roads and other public or private services (i.e., sewer, schools) are adequate to accommodate the proposed development and that the project is consistent with all other policies in the land use plan.
2. Structures and other development shall be sited and designed in such a manner as to avoid destruction or disturbance of all archaeological sites of high significance which are listed on the National Register of Historic Places.
3. Structures shall be sited and designed to minimize impacts on public views from the dry, sandy beach to the Santa Ynez Mountains.
4. A minimum of 20 percent of the site shall be required for public open space and shall include the dry, sandy beach area. The remaining public open space shall be adjacent to the beach.
5. A limited amount of parking not to exceed six (6) spaces shall be provided for the public. In addition, that portion of the existing easement along the southerly boundary of APN 9-360-30 (north of Edgecliff Lane) from Eucalyptus Lane to the east side of Montecito Creek, shall be improved. The County shall also require dedication of an easement along the east side of Montecito Creek to connect the southerly easement with the beach, in exchange for the existing easement along the easterly boundary of APN 9-360-30. Adjustments to the fencing requirements stipulated in the existing deed may be necessary to implement this policy. See also Policy 7-10.

AIM PROPERTY: APN 005-210-015 (added by 86-GP-32(CZ)RV, B/S Res. 91-432, certified 9/10/91)

The site is comprised of an oak woodland and riparian habitat which includes coast live oaks (estimated at more than 750 trees) and native and non-native understory. The site is crossed by two creeks: Toro and Garrapata. The mixed Coastal Oak Woodland/Riparian community is highly valued in Southern California because it is slow-growing, relatively uncommon and because it supports a rich and diverse wildlife assemblage.

This particular site, in conjunction with the adjacent 17 acre area to the south (APNs 5-210-057, -058 and -059), represents approximately one-third of a relict, mature stand of oak woodland. This woodland, together with the habitat on the Edgewood Ranch property to the west, is the largest of its kind in proximity to the coast from Goleta to Ventura County. Therefore, any development must respect the existing resources and shall be subject to the following conditions:

1. All permitted structures (not including access roads) shall be limited to the extreme northwest end of the parcel.
2. Upon the issuance of any permit for development, an easement shall be dedicated to the County of Santa Barbara including all areas of the project site outside of the permitted building area, access routes, and County Park Department trail easements which would regulate removal of significant oak woodland and riparian vegetation. A tree protection plan shall be required as part of any development on the site which shall provide for the removal of exotic vegetation and restoration of native plant species.

3. To protect potentially significant archaeological deposits, fill materials (which are culturally sterile and chemically neutral) shall be used within the permitted building area. Any areas that would be impacted by construction footings, access roads, bridges, etc., shall be excavated pursuant to County Archaeological Guidelines and funded by the applicant. A data collection program may also be required to provide information on archaeological sites which would no longer be accessible for research because of permitted development. Additionally, other measures may be necessary to identify and protect archaeological resources on the site.
4. All road crossings of Toro Canyon, Lambert and Garrapata Creeks shall be by bridges designed to minimize disturbance of the creek channel and associated riparian/wetland vegetation. Additionally, maintenance of the creek channel for the purpose of maintaining flood flow capacity shall utilize hand methods wherever possible, and limit disturbance of the creek habitat to the minimum necessary to maintain flow capacity.
5. The preferred septic disposal method shall be by dry wells. Any drywells shall be excavated at least 15 feet away from oak tree driplines. If drywell construction is not possible based on unsatisfactory performance tests as judged by Environmental Health Services, all leachline septic system areas shall be excavated outside the oak tree driplines.
6. All construction activities shall avoid the period between May 1 to August 1 to avoid the Yellow-Breasted Chat breeding season.

In 1992, the County adopted a Community Plan for the Montecito area (see the "Montecito Community Land Use Map" for planning area boundaries). The Montecito Community Plan describes the community and the relevant issues it faces and establishes land use designations and zone districts to guide future development. In addition, the Community Plan contains a number of policies and actions that serve to implement its goals and objectives.

In addition to the policies of the Coastal Land Use Plan and applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Montecito Community Plan apply to activities within the Montecito Planning Area. Where there are other goals, objectives, policies and actions in the Comprehensive Plan and/or Coastal Land Use Plan that address the same issues as the Montecito Community Plan, those of the Montecito Community Plan shall be applied.

See Appendix G for the complete Montecito Community Plan.

[*Ed. note:* The remainder of the previous Chapter 4.4, pp. 180-187, was deleted with the adoption of the Montecito Community Plan. The next valid section is Chapter 4.5, Goleta, commencing with the illustration on the unnumbered page prior to p. 188.]



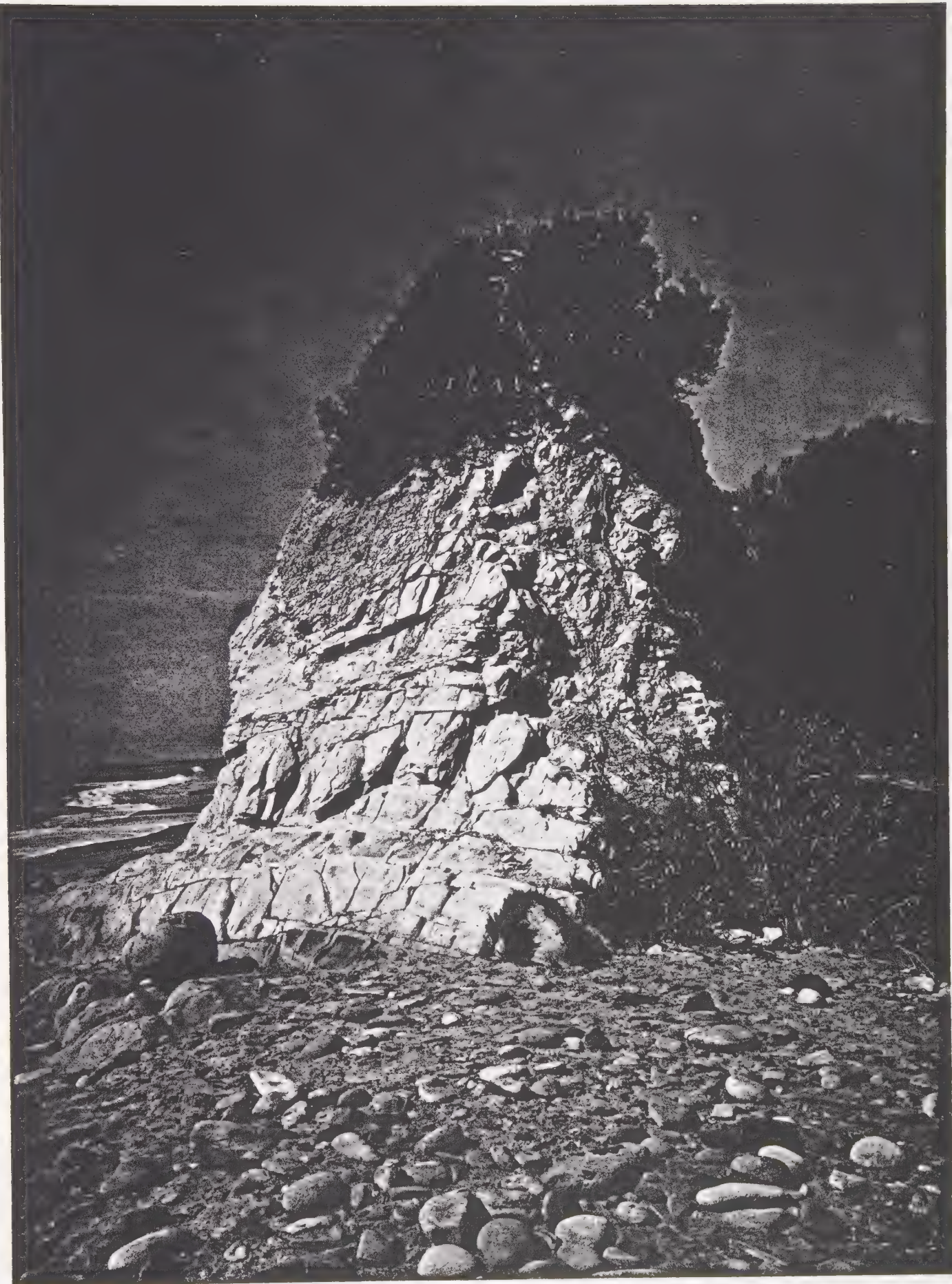
4.5 GOLETA

In 1993, the County adopted a Community Plan for the Goleta Area (see the "Goleta Planning Area Land Use Map" for planning area boundaries). The Goleta Community Plan describes the community and the relevant issues it faces and establishes land use designations and zone districts to guide future development. In addition, the Community Plan contains a number of policies and actions that serve to implement its goals and objectives.

In addition to the policies of the Coastal Land Use Plan and applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Goleta Community Plan apply to activities within the Goleta Planning Area. Where there are other goals, objectives, policies and actions in the Comprehensive Plan and/or Coastal Land Use Plan that address the same issues as the Goleta Community Plan, those of the Goleta Community Plan shall be applied, except as provided in LCP Policies 1-2 and 1-3.

See Appendix H for the complete Goleta Community Plan.

[*Ed. note:* The remainder of the previous Chapter 4.5, pp. 188-208, was deleted with the adoption of the Goleta Community Plan. The next valid section is Chapter 4.6, Gaviota Coast, commencing with the illustration on the unnumbered page prior to p. 209.]



4.6 Gaviota Coast

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4.6 GAVIOTA COAST

4.6.1 CHARACTER OF THE PLANNING AREA

With the exception of several onshore oil production, treatment, and storage facilities and a few small pockets of residential development, the coastline between the Ellwood Pier and Gaviota is rural. Prominent features of this area include a section of broad coastal terrace, rolling grass-covered hillsides, scenic coastal canyons, and coastal promontories. Perennial streams flow through many of the canyons, sometimes forming small wetlands at their mouths.

The easterly boundary of the Gaviota Coast planning area is marked by the Ellwood Pier, which is used by the oil industry to support offshore oil development. Westerly of the site is a large tract of land partially developed for oil activity and owned by ARCO.

To the west, the foothills of the Santa Ynez Mountains recede to form a broad coastal terrace in the vicinity of Dos Pueblos Canyon. This area supports the most agriculturally diverse activities between Ellwood and Gaviota, including some cattle and sheep grazing, lemon and avocado orchards, and greenhouses. Las Varas Ranch, which lies just west of Dos Pueblos Canyon, is another coastal agricultural area that has been planted to avocados in recent years.

To the west of Las Varas Ranch, the coastal shelf broadens, reaching its greatest width in the vicinity of the Edwards's Ranch, then narrows dramatically to reveal highly scenic El Capitan Point. El Capitan, a State Beach Park, is a wide rocky point with dense coastal woodlands. Outstanding specimens of oak and sycamore are prominent near the creek mouth and several meadows in this vicinity give the area a unique look and open atmosphere. The beach area to the west of El Capitan Point and the upland recreation facilities (picnicking and camping) make El Capitan one of the more popular of the State beach parks.

North of U.S. 101, along El Capitan Creek, is a private recreation facility and the horse stables of El Capitan Ranch. A network of roads is visible from U.S. 101, remnants of an aborted residential development proposed for the El Capitan Ranch in the early 1970's.

Beyond the El Capitan area the coastal foothills intrude on the coastline to Refugio State Beach Park. A line of palms which borders the beach and a sharp, precipitous point are Refugio's distinctive features.

West of Refugio the coastal terrain becomes more rugged; U.S. 101 clings to a narrow band of coastal terrace. A bridge crossing is required at Arroyo Quemado Creek, one of a number of coastal creeks which cut sharply through the sandstone outcroppings at the base of the Santa Ynez Mountains. A small cluster of beach homes lies just west of the trestle at Arroyo Quemado. Other developments in the area include the County's sanitary landfill at Tajiguas, the Gaviota consolidated oil and gas processing facility, the Gaviota Interim Marine

Terminal, Sunburst Store and Restaurant, one gas station, Vista Del Mar temporary school, and Gaviota State Beach Park. Gaviota Canyon forms the westerly boundary of the planning area. The canyon supports an extensive riparian habitat and forms a sharp break in the land forms to the east and west.

4.6.2 PLANNING ISSUES

Urban/Rural Boundary

The urban/rural boundary conforms to the western parcel line of the Haskell's Beach property, then proceeds into the Goleta Planning Area easterly to Hollister Avenue and U.S. 101, across the freeway, and north on Cathedral Oaks Road. Consequently, the Gaviota Coast is located entirely within the designated rural area. The principal land uses specified in the land use plan are agriculture, public recreation, and coastal related industry. Due to lack of services, i.e., sewer, roads, schools, fire and police protection, and limited water resources, this area is not suitable for urban development at the present time.

Agriculture

Agricultural activity includes some lemon and avocado production along Highway 101 and in the canyons from Ellwood to El Capitan, a large green house operation west of Naples; and grazing on the foothills north of Highway 101. The only area where there is sufficient land south of Highway 101 to the shoreline for coastal agriculture is between Naples and El Capitan, and it is here that the Dos Pueblos Orchid Company and several large plantings of lemons and avocados are found. Outside of this area, orchards are limited to upland terraces and canyons north of Highway 101; grazing is the only other major form of agriculture at the present time.

Soils throughout this portion of the coastal zone are generally non prime; although some Class II soils and isolated pockets of Class I soils are found in the coastal canyons.

None of the agricultural parcels in the coastal zone east of Refugio is under preserve status. However, extensive preserves exist in Refugio Canyon and in most of the coastal zone in the vicinity of Tajiguas, Arroyo Quemado, and west of Canada de la Huerta to Gaviota.

Existing zoning is a mixture of "U" (Unlimited Agriculture, 10-acre minimum) and "AG" (General Agriculture, 100-acre minimum). Permitted uses in both zones include all types of agriculture, oil and gas production, and single family dwellings. Given that prime agriculture exists on a number of parcels now zoned U and that the character of the area is decidedly rural, a ten-acre minimum parcel size is inappropriate. Also, west of El Capitan, existing 100-acre zoning is inadequate for the non-prime agricultural operations that prevail there.

The land use plan for the Gaviota Coast, calls for Agriculture II, 100-acre minimum parcel size, for the agricultural lands between Ellwood and El Capitan. Agriculture in this area is a combination of prime and non-prime pursuits; lemon and avocado orchards, a substantial greenhouse operation, and some grazing exist. The 100-acre minimum parcel size designation is appropriate for this type of agriculture and the rural setting in which it is taking place. West of El Capitan, the land use plan calls for a 320-acre minimum parcel size, an increase over the existing 100-acre zoning. This increase is needed to reflect the predominance of non-prime agriculture in the more remote, westerly regions of the Gaviota Coast. Although a 320-acre minimum is not an economically viable parcel size for cattle grazing operations,* it serves to strengthen agricultural use of the land by reducing the potential for rural residential development.

Coastal Access and Recreation

The coastal zone between Ellwood and Gaviota is a recreational resource of State-wide importance. Three major State parks, El Capitan, Refugio, and Gaviota currently provide recreational opportunities for local as well as out-of-County visitors. Approximately ten miles of coastline and 3,047 acres are now in State ownership. Together, these parks provide 630 parking spaces and 291 camper sites. The State also has plans for expansion of its park holdings easterly from El Capitan and westerly from Refugio. One of the reasons for these acquisitions is the increasing demand for camping facilities. Vehicle turnaways at the three State parks along this coastline averaged 147 per day during the summer months of 1975 and peaked at 471 on July 4. Moreover, according to PARIS (Parks and Recreation Information System) projections, a 35 percent increase in the existing number of campsites is needed to meet recreation demand by 1990.

State acquisition and development of new parks in this planning area is complicated by several factors. Park development to date has focussed on the provision of overnight camping facilities, particularly for RV's, which require grading, paving, and alteration of natural vegetation for construction of level pads needed by RV's. Such development may conflict with Section 30251 of the Coastal Act which requires that development minimize the alteration of natural landforms. While RV's have experienced considerable increase in popularity over the past years, rising costs of the RV's and gas may make this form of recreation infeasible for people of moderate incomes in the near future. Consequently, careful consideration should be given to the irreversible commitment of limited coastal resources for development of RV facilities.

Another complicating factor is that areas along this coastline outside existing State parks are already used extensively for recreation by mostly local residents. There are over ten sites along this stretch of coastline where the public now gains vertical access to the beach. On the summer

* The Agricultural Extension Service, University of California, estimates that a minimum of 1,800 acres is needed.

weekends, well over 200 cars are parked along Highway 101 or adjacent side roads by users of these beaches. Some of these popularly used beaches have recently been acquired by the State or are proposed for future acquisition. Therefore, careful planning will be required to ensure that existing local users are not displaced and that the environmental carrying capacity of the natural environment is not exceeded as a result of increased levels of use.

Bicycle trails are being planned to provide increased access to this coastal area. A trail connecting UCSB to El Capitan is being jointly planned by the County Transportation Department, Caltrans, and the State Department of Parks and Recreation. Funds have also been allocated to acquire land for a bikeway that would connect Refugio to Tajiguas. This trails system may help to lessen the need for committing coastal land to parking lots as well as to mitigate the impact of recreationally oriented traffic on local air quality. In order to complete the system, vertical easements to connect the bicycle trail to the beach need to be provided, especially at the beaches that are currently popular destination points.

Recommendations for improving access opportunities along the Gaviota Coast and policies which provide a framework for future State Park development are included in Section 3.7. The land use plan maps also show existing and proposed recreational areas and accessways.

Habitat Areas

The Gaviota Coast supports many small habitats such as streams, tide-pools, and butterfly trees, important marine resources such as kelp and fish, and three unique habitats: a reef, harbor seal hauling ground and rookery, and native grassland. There are nine perennial and at least fifteen intermittent coastal streams along this portion of the County's coastline. Adjacent agricultural uses including orchard development and cattle grazing may have adverse effects on stream habitats. All of the Gaviota coast streams have been altered by storm sewers where Highway 101 intercepts their paths to the coast. Small wetlands occur at the mouths of Canada del Refugio, Las Llagas, and Dos Pueblos Creeks.

The coastal canyons also provide suitable environmental conditions for butterfly trees; these have been noted at Barro Canyon, Del Cementeria Canyon, an area just west of Arroyo Quemado, and near Dos Pueblos Canyon. Some of the butterfly trees in this area have been the subject of research by the University of California.

The rocky intertidal areas between Ellwood and Point Conception have been recommended for preserve status (California Coastal Plan, 1975; County Conservation Element). This coastal area is relatively undisturbed and its tidepools are of scientific interest.

Adjacent to the old townsite of Naples is an intertidal and subtidal reef which extends a mile or so out to sea. Naples reef has many recreational and scientific values due to the large number and diversity of organisms that inhabit the area. Several research projects are currently underway at the reef through the Marine Science Institute at UCSB. Due to the uniqueness and value of the area for scientific study, recreational

uses of the area may need to be limited in the future to prevent degradation of habitat values.

A harbor seal hauling and pupping ground exists seasonally on the sandy coastal area between Dos Pueblos and Eagle Canyons. Since harbor seals will not haul out on beaches that have been disturbed by people, these small pocket beaches need to be protected from intense recreational uses.

A small patch of native grasslands is located on the coastal bluffs west of Ellwood Pier. Native grasslands are sensitive to disturbance; disruption to this plant community increases its vulnerability to takeover by European weedy plant species. Since native grasslands are now rare in the entire State, remaining areas should be preserved.

Plant communities in this area are typical of much of the coastline and include coastal sage scrub, chaparral, and southern oak woodland. Cattle grazing in this planning area may affect oak regeneration in the savanna. When seedling oaks are grazed, there is no potential for regeneration. An endangered plant, black figwort (Scrophularia atrata), is found in an area westerly of Las Varas Canyon.

Environmentally sensitive habitat areas found in this planning area are designated on the land use plan maps and protected by policies listed in Section 3.9.

Hazards

The entire area carries a high seismic hazard rating. There are a number of faults clustered in the vicinity of Ellwood, including Glen Annie, Las Varas, Dos Pueblos, and Eagle. Tsunami hazards are limited to a number of the canyon mouths, including Canada de la Gaviota, Refugio Creek, Canada del Corral, and Canada del Capitan. Liquefaction hazards are limited to Tajiguas Creek and Canada del Refugio. In foothill areas, a high landslide hazard exists.

Large parts of this planning area are characterized by narrow sandy beaches backed by steep bluffs which are subject to wave action and erosion. In a number of instances, beach facilities at parks are subject to damage during high wave and flood conditions. In several locations, the railroad embankment is endangered by bluff erosion. Seawalls have been erected at several locations to protect the base of the bluffs.

The County does not have detailed flood hazard information for the non-urbanized areas between the Ellwood Pier and Gaviota. A moderate fire hazard rating exists for shoreline areas, increasing to extreme hazard in the foothills and beyond. Localized fire hazards also exist in or near wooded canyon or creek bed areas.

Since the Gaviota Coast is not planned for urban development, these hazards do not pose major threats to life or property. Allowable development is subject to the hazards policies contained in Section 3.3.

Commercial Development

Existing commercial visitor-serving activities are limited to two service stations along Highway 101 and the Sunburst Restaurant at Gaviota Village. A privately operated campground is situated north of Highway 101 near El Capitan. Given the State's plans to expand its park ownership in this area and the commitment of remaining lands to agriculture, opportunities for expansion of visitor-serving facilities would appear to be limited.

According to Section 30222 of the Coastal Act, visitor-serving uses have priority over private residential development but not over agriculture or coastal dependent industry. Existing accommodations for visitors along the Gaviota Coast, although extensive, are limited to camping and RV facilities. While there may be a demand for a visitor-serving facility such as a lodge in this area, conversion of agricultural land to a higher intensity use could create tremendous pressure on surrounding agriculture, particularly grazing lands. Since the Gaviota Coast is within easy commuting distance of Goleta and Santa Barbara, the area has been subject to considerable development pressure in the past.

There are only two sites that appear suitable for commercial-visitor-oriented use in this planning area. The existing store, restaurant, and gas station at Gaviota are designated for Highway Commercial Use. The second potential site is the coastal area of Dos Pueblos Canyon. This site is low-lying and thus development would not be visible from the freeway. Since Dos Pueblos also has a particularly scenic beach area, it could reasonably be viewed as a destination point for visitors. Since there are other sites within or closer to the urban area which should be developed for visitor-serving uses prior to Dos Pueblos, no accommodation is made for such use in the land use plan at this time.

Visual Resources

The coastal zone between Ellwood and Gaviota is an area of unique scenic value. The entire viewshed is a traveller's delight, as it provides beautiful contrasts between the ocean on one side and the canyons and foothills on the other. Two types of development, energy and recreation, have affected the visual resources of this area.

Energy facilities, mainly oil and gas facilities, including oil wells, processing facilities, storage tanks, offshore platforms, and marine terminals have been located at numerous sites along the coast in this area. These facilities are linked principally to offshore wells and are generally well-screened to protect views to the ocean. Energy companies have indicated that additional onshore energy facilities may be needed in the future. In addition, a number of areas between Ellwood and Gaviota north of Highway 101 may be possible sites for future power plants since they were not designated for exclusion by the Coastal Commission. In the event that any new energy-related facilities are constructed in this portion of the coastal zone, the visual quality of the area will need protection.

Recent State park expansion has been characterized by development of facilities for recreational vehicles at high densities. At El Capitan, RV pads have been constructed adjacent to Highway 101. The landscaping, when mature, will mitigate some of the visual impacts of this development; however, it will also impede coastal views. Future development will need to be carefully sited and designed to avoid impacting visual resources in this area.

Between Tajiguas Creek and Gaviota, a number of billboards have been erected which detract from the scenic quality of the area. These will be subject to removal after May 1979. Residential development in the planning area is scattered and well-screened from the highway.

The development potential of the Gaviota Coast under the land use plan is limited; however, permitted development should be carefully sited and designed to be subordinate to the rural character of the area. Several policies in Section 3.4 are directed at protection of the visual resources of this area. For example, substantial areas south of U.S. 101, where the highway traveller is afforded ocean views, are designated as View Corridors and are thus subject to special policies regarding view protection. In addition, the plan recommends that this area be designated as a State Scenic Highway (Policy 4-8). Other visual resources in the area, which include the foothills and mountains to the north, are mostly outside the coastal zone and therefore not under Coastal Act. jurisdiction.

Industrial and Energy Development

Many of the County's energy-related facilities are located between the Ellwood Pier and Gaviota. The area includes several facilities for processing of oil and gas, one marine terminal, as well as some onshore oil production activity. These facilities were built mostly during the 1960's to serve production in the State Tidelands. Production in the Tidelands has been declining historically.

ARCO Dos Pueblos Facility. Activity on ARCO's 143-acre parcel west of Eagle Canyon dates back to the 1920's. Current activity includes several producing wells that extract oil from both onshore and offshore reservoirs, and an oil processing facility. The reservoirs are near depletion, and operations are expected to phase-out over the next 20 years or less. This site has been rezoned to Agriculture (AG-II), converting the facility to a legal non-conforming use in conformance with policies to consolidate processing sites in the South Coast Consolidation Planning Area.

Exxon Las Flores Canyon. Exxon is constructing an oil and gas processing facility to handle production from its Santa Ynez Unit. Upon completion, Exxon

will remove its offshore oil storage and treatment facility which is located near Platform Hondo. Both the processing facility and the site are designated as one of two consolidated processing facilities and sites in the South Coast Consolidation Planning Area to serve offshore production. Construction of the onshore processing facility is anticipated to be completed in 1993.

The Pacific Offshore Pipeline Company (POPCO), an affiliate of Southern California Gas Company, operates a gas processing facility at the Las Flores site. The Company purchases gas produced by Exxon from the offshore Santa Ynez unit, and transports it to shore by pipeline. Both the Exxon and POPCO processing facilities are outside coastal jurisdiction although the pipelines pass through the coastal zone.

Phillips Tajiguas Gas Facility. Phillips operates a gas processing plant on a narrow four-acre site just west of Tajiguas Creek, between highway 101 and the railroad. The facility is well-shielded from the road. The site has been rezoned to Right-of-Way, converting the facility to a legal nonconforming use in conformance with policies to consolidate processing sites along the South Coast.

Shell Molino Facility. In April of 1989, Shell Western E&P, Inc. announced plans to abandon this facility. The site is undergoing remediation to remove contaminated soils, after which the processing facility will be dismantled and the site restored, perhaps by the mid-1990s. This site has been rezoned to Agriculture (AG-II), converting the facility to a legal non-conforming use in conformance with policies to consolidate processing sites in the South Coast Consolidation Planning Area.

Texaco Interim Marine Terminal at Gaviota. The interim marine terminal serves as a major consolidated facility. Although the facility serves as the single consolidated marine terminal in the South Coast Consolidation Planning Area, its operation may terminate if Exxon follows through with tentative (and currently permitted) plans to construct a marine terminal at Las Flores Canyon.

Chevron's Oil and Gas Processing Facility at Gaviota. Chevron's has constructed a major consolidated processing facility north of the Texaco marine terminal and Highway 101. The facility handles oil and gas that is produced from platforms in the southern Santa Maria Basin, and may handle processing needs from other leases as well. Permitted capacity is for 250 thousand barrels of wet oil and 120 million standard cubic feet of gas daily, although only Phase I of the project has been built (amounting to half the permitted capacity). Both the processing facility and the site are designated as one of two consolidated processing facilities and sites in the South Coastal Consolidation Planning Area to serve offshore production.

Other Facilities. Most of the coastal zone lands north of Highway 101 have not been designated by the Coastal Commission as inappropriate for power plants and thus represent potential development sites. However, the utilities have not announced any plans for such development in this area.

Service System Capacities and Availability of Resources

The Goleta Water District service area boundary extends generally west of Goleta to the El Capitan area. However, this area is under the constraints of the Goleta Water District's moratorium. The remaining area, which is largely in agriculture, depends upon private wells.

The area between Ellwood Canyon and Gaviota was investigated by the USGS (1968) which concluded that the average annual recharge was 6,000 acre feet per year. Actual safe yield would be less because some subsurface outflow would be necessary to prevent seawater intrusion. Present pumpage in the Ellwood-Gaviota area is reported to be -1,720 acre feet per year.

The land use plan for the Gaviota Coast reflects the rural character of the planning area. Agriculture with 100 and 320-acre minimum parcel sizes is the dominant land use designation; thus, new development will be primarily accessory to the area's large-scale grazing and farming activities. Buildout under the land use plan allows for fewer than 100 new units. The area's available resources are adequate to accommodate this level of rural development.

4.6.3 SUMMARY OF LAND USE PLAN MAP

In order to further the protection of agriculture along the Gaviota Coast and encourage concentration of development within the already urbanized areas of the South Coast, increases in minimum parcel sizes are proposed for lands between Ellwood and Gaviota. Much of the area is now zoned "U", permitting minimum parcels of 10 acres; there are also pockets of land zoned for 100-AL throughout the planning area. The land use plan would establish an A-II-100 designation for agricultural lands between Ellwood and El Capitan and an A-II-320 designation westerly of El Capitan, thus discouraging further parcelization which would be detrimental to sustained orchard and grazing activities.

Areas which are currently serving offshore oil and gas development are designated for Coastal Related Industry. The Sunburst Store and Restaurant complex at Gaviota is designated as Highway Commercial. The existing residential community of Arroyo Quemada is shown as Rural Residential.

The proposed land use changes would reduce potential additional units along the Gaviota Coast from a theoretical 519 units under existing zoning to 91 units.

The land use plan also proposes an expansion of recreational opportunities along the Gaviota Coast to include the establishment of vertical easements at several popular informal access points. These access points would be connected by a proposed bicycle trail stretching from Santa Barbara to Gaviota. The plan also calls for the acquisition and development of new recreational sites to increase opportunities for coastal dependent and related recreational uses. Designated sites include Dos Pueblos, Edwards, and Tajiguas.

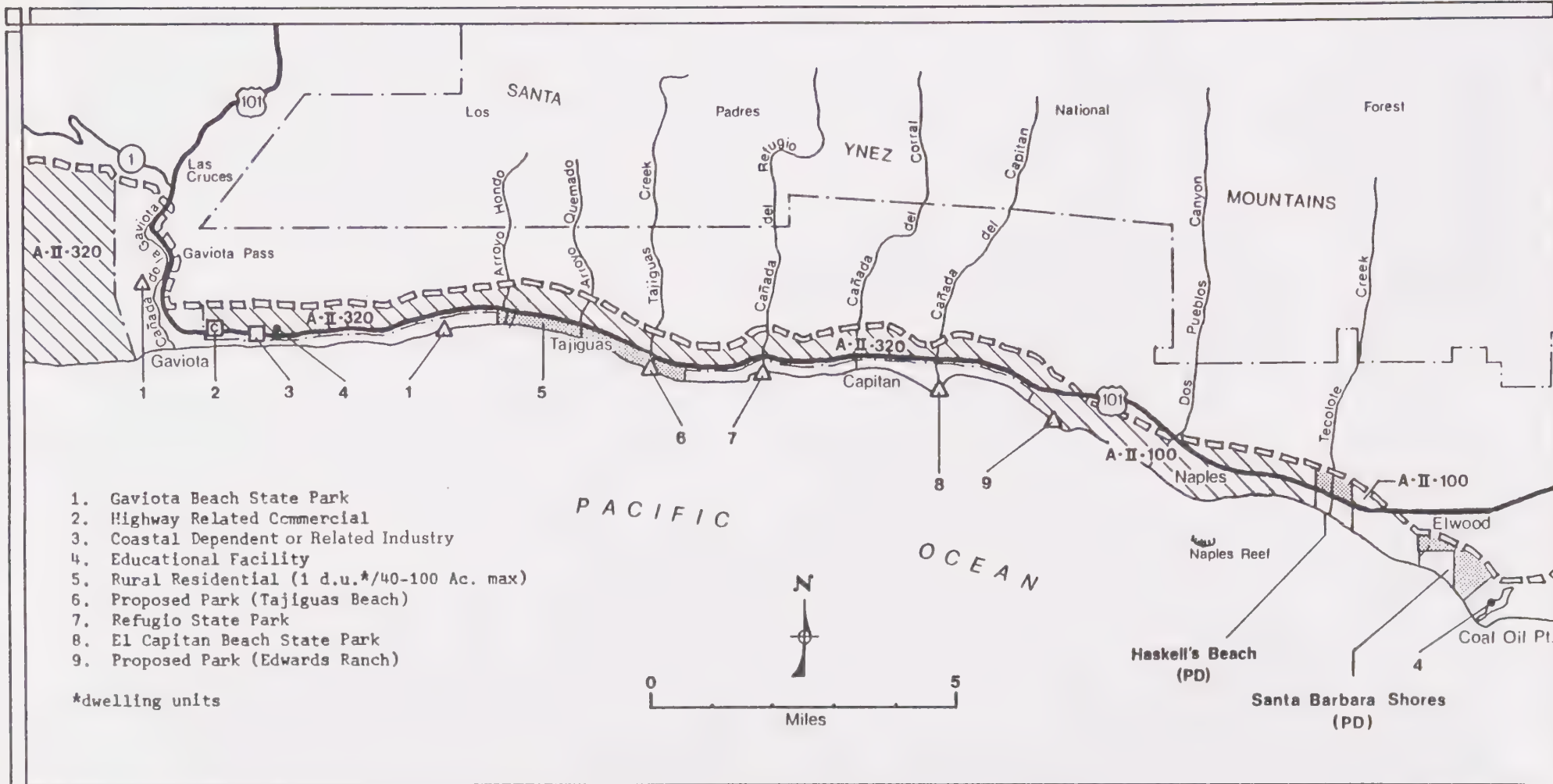


FIGURE 4-9

Generalized Land Use Plan
Gaviota Coast Planning Area
 County of Santa Barbara
 Local Coastal Program

▬▬▬ COASTAL ZONE BOUNDARY

Land Use Designations - see text for definitions

• COMMUNITY FACILITIES

□ INDUSTRIAL

◻ COMMERCIAL

■ RESIDENTIAL
 (see map list for densities)

OPEN LAND USES

▨ AGRICULTURE II (100-320 acre min.)

△ RECREATION (existing or proposed parks and open space)



4.7 North Coast

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4.7 NORTH COAST

4.7.1 CHARACTER OF THE PLANNING AREA

The coastal boundary sweeps northward at Gaviota, taking in the water shed of the Santa Ynez Mountains, narrows at Jalama, then moves inland again to encompass the Guadalupe Dunes and the Santa Maria River mouth. (Vandenberg Air Force Base is not subject to local land use controls.) Notable features of this 64-mile stretch of coastline include broad coastal terraces and bluffs, rolling oak woodlands, grasslands, spectacularly rugged coastal headlands, and coves.

Hollister Ranch, which extends from Gaviota State Beach Park west to Cojo Creek and includes some 14,400 acres, consists of a broad coastal terrace intersected by coastal streams, several of which are perennial. The Ranch is famed for its pristine coastline and its prime surfing points which include Drakes Bay, St. Augustines, and Cojo Bay.

In recent years, the Hollister Ranch has been subdivided into 135 ranch estates of approximately 100 acres each. Some 50 single family homes have now been constructed on the Ranch; the homes are often accompanied by accessory dwellings, some agricultural development, and reservoirs. An extensive network of roads has been built to serve the residential development. Other developments on the Ranch include three beachside cabanas which are located along the coastline, and the Hollister Ranch Guard Station, immediately west of Gaviota State Beach Park. All of the Hollister Ranch is in an agricultural preserve.

To the west and north of the Hollister Ranch is the Bixby Ranch, totaling some 24,000 acres. This expansive holding comprises two subareas known as the Jalama and Cojo Ranches, which meet at the San Julian Ridge. Cojo Ranch lies south of the ridge and has panoramic views of the coast. Portions of the area generally known as the Cojo Ranch are not owned by Bixby; Chevron and Arco also have extensive land holdings in the area. Jalama Ranch, to the north, takes in much of Jalama Creek's extensive drainage and forms a nearly complete watershed.

Cojo Ranch's coastal terrace is very broad and is bisected by ephemeral stream courses. Government Point and Point Conception are its most outstanding features. Government Point is a massive, flat-topped promontory with a deep and often quiet cove immediately to its eastern shore. Point Conception, by contrast, is a jagged promontory surrounded by turbulent waters. The Point Conception lighthouse and its ancillary structures fuse with the rugged topography, making the area a well-known landmark.

The Point Conception area is of great interest to biogeographers. As a result of the seaward movement of the relatively cold California current north of Point Conception, a cold water biota is found north of the Point and a different warm water biota occurs to the south.

The area between Point Conception and Jalama Beach County Park is comprised of rocky intertidal areas, broad sandy beaches, and a coastal wetland at the mouth of Jalama Creek.

From Jalama Beach County Park north to the State Park near Point Sal the entire coastline is under the jurisdiction of Vandenberg Air Force Base and is restricted to the public except for areas adjacent to Ocean Beach County Park (Surf) at the mouth of the Santa Ynez River. The Surf area includes wetland and dune habitats.

Point Sal, to the north, besides being of biological interest because of its distinct and well-developed plant communities and the species composition of its rocky intertidal area, is one of the most picturesque points in the County. Its rugged scenic features extend to Mussel Point, another jagged coastal promontory. Three large natural bridges have been carved out of Mussel Point by wave action. Dunes in the vicinity of Mussel Point reach a height of 450 feet and then gradually taper off in elevation as one moves north. The dune environment continues to the Santa Maria River mouth which forms the northern boundary of the planning area. A small County park and the Thriftway oil drilling operation are situated just south of the river mouth.

4.7.2 PLANNING ISSUES

Urban/Rural Boundary

This area is entirely rural. Agriculture is the principal land use, including large-scale grazing and vegetable production. Non-agricultural uses are limited to some low-density residential development on the Hollister Ranch and scattered energy-related development.

Agriculture

Agriculture in the coastal zone from Gaviota to Point Conception and north to the San Luis Obispo County line encompasses the grazing operations of Hollister and Bixby Ranches, as well as multiple crop vegetable production and grazing southwest of Guadalupe.

Of the 14,400 acres on the Hollister Ranch, about 100 acres are irrigated for intensified agricultural uses (some 60 acres are planted to avocados, with the balance of the irrigated acreage in flower production). An estimated 1,000 acres are used for dry farming, i.e., production of oats, barley, wheat, etc. Portions of the Ranch are used for cattle grazing; the Ranch is entirely in agricultural preserve and zoned 100-AL. Soils are non-prime, except for patches of Class II soils close to the coast.

The Bixby Ranch comprises 24,000 acres and is primarily a livestock operation. There are from 3,000 to 4,500 head of cattle on the Ranch at this time. Most of the Ranch is in agricultural preserve except for two areas in the western portion south of Jalama Road, an area east of Government Point, and Jalachichi Basin. One area known as the Ramajal Field is irrigated for agricultural production. Soils are almost exclusively non-prime. Zoning is 100-AG, 100-AL, and U.

From Point Sal to the San Luis Obispo County line, there are about 2,000 acres in large-scale grazing and vegetable production. Most of this area is in agricultural preserve; it is currently zoned 100-AG with some U zoning along the Guadalupe Dunes. To sustain the long-term viability of agricultural lands, large-lot zoning is needed throughout this area.

The land use plan recognizes that the prevailing 100-acre zoning in the North Coast area does not represent a viable minimum parcel size for agricultural grazing operations. According to the Agricultural Extension Service of the University of California, a minimum of 1,800 acres is needed for viable cattle ranching. The inappropriateness of the 100-acre minimum is further evidenced by the recent subdivision and development of the Hollister Ranch. As a result of parcelization into 100-acre holdings, agriculture on the Ranch has become secondary to residential uses, an amenity to a rural lifestyle rather than an economically viable activity. Moreover, development even at the low densities allowed on the Ranch has resulted in increased demand on limited water resources, the construction of impoundment reservoirs, and scarring of formerly pristine hillsides to accommodate service roads and houses.

Clearly, such development is contrary to the Coastal Act goal of preserving agricultural lands. In recognition of the conflict between local zoning and Coastal policy, the land use plan specifies a higher minimum parcel size for agriculturally designated lands on the North Coast to strengthen agriculture as the principal use. A 320-acre minimum parcel size is stipulated. This is a one-half mile square parcel, which, although well below the required minimum for viability, would strengthen agricultural use and reduce the number of potential new parcels and attendant residences by 70 percent. In addition, under the provisions of Policy 8-8 (see Section 3.8), clustered residential development on a small portion of the large ranches in this area (i.e., 10,000 acres or more) would be considered as a means of sustaining the agricultural use of the land. Resources and public services would have to be adequate to serve such development and clustering of structures would be required to retain the maximum amount of land in agricultural use.

Coastal Access and Recreation

There are only four areas along this 64-mile stretch of coastline that provide opportunities for public access and recreation: Rancho Guadalupe County Park, Point Sal State Park, Ocean Beach County Park, and Jalama Beach County Park. These four parks represent a total of 1.3 miles of linear ocean frontage.

The roads leading out to Jalama and Point Sal are narrow and winding. Jalama Beach provides 105 camper sites; the other three parks are restricted to day use only. Point Sal provides no facilities and, at Guadalupe, the facilities are limited to trash cans and portable toilets. Although the County does not own any beach frontage at Ocean Beach County Park, Vandenberg Air Force Base allows unrestricted public access along 3.5 miles south of the park. (Access is closed during missile launches.) The five miles of beach north of the park are open on weekends and holidays during daylight hours to the first 50 people; however, prior permission must be obtained from the Base Game Warden.

There is a substantial amount of informal use of beaches in this planning area. Some of the best surfing in California is found along the Hollister Ranch. Most surfers gain access to the Ranch by boat. The Guadalupe Dunes area has become a popular area for dune buggy enthusiasts. Most of the use is on privately owned land south of the County Park to Mussel Point. This activity is having adverse impacts on plant communities and archaeological resources in the area. The dune buggies also pose hazards to others using the beach for fishing and walking. Point Sal and Guadalupe Dunes have become popular spots for hang-gliders in recent years. At Point Sal, extensive foot traffic on the bluffs may be contributing to increased erosion. At Guadalupe, the problems caused by hang-gliders are similar to those of the dune buggies, since vehicles are used to transport the hang-gliders out onto the dunes.

Lack of roads and military restrictions present the principal barriers to expanding opportunities for access and recreation in this planning area. Neither the County nor the State has any immediate plans for acquisition in this area. Opportunities for limited, low intensity recreational uses, such as a hiking trail along portions of the coast, are needed; however, careful planning will be necessary to ensure that the extensive natural resources (i.e., dunes, marine organisms, plant species, least tern nesting sites) are protected.

The land use plan makes several proposals for expansion of public recreational opportunities in the North Coast. These include recommendations for coastal hiking trails along the Bixby and Hollister Ranches and expansion of the public parks at Jalama and Guadalupe. (Refer to Section 3.7 for details.)

Habitat Areas

Gaviota to Jalama

The coastal zone broadens at Gaviota to take in many natural communities. The entire area is rural and is, therefore, a pristine environment for many of the common native animal species such as the red-tailed hawk and mule deer. The area is characterized by plant communities such as dense stands of southern oak woodland, coastal sage scrub, chaparral, and grasslands areas with individual coast live oak trees. Endangered plants in this area include Eriodictyon capitatum, Cirsium routhophilum, and Dicentra ochroleuca. California walnut, Juglans californica, is a disjunct plant species found along Jalama Creek.

An area of special botanical interest is Jalachichi Summit. Bishop pine (Pinus muricata), a tree rarely found in Santa Barbara County, persists here with other north coast vegetation, an unusual occurrence in an area dominated by chaparral and grassland.

Marine habitats include pristine rocky headlands and tidepools, harbor seal hauling grounds, and kelp beds. Many interesting intertidal invertebrate habitats (headlands and tidepools) are found along the coastlines of the Hollister and Bixby Ranches at such points as Razorbacks, Drakes, Panoches, and Ranch House Point. Harbor seals are found at Drakes and Panoches. Other portions of this coast may also be suitable habitats for the seals. Offshore fishery resources include steelhead, spiny lobster, squid, clams, halibut, rock crabs, and abalone, as well as some of the most productive kelp beds in California.

The riparian habitats from Gaviota to Jalama consist of twelve perennial and fourteen intermittent creeks. Since riparian areas support a large number and diversity of species, these creeks warrant protection. Jalama Creek is large and located almost entirely within the coastal zone boundary. This creek is very scenic and supports many water-loving organisms such as the western pond turtle and Monterey salamander. In addition, a small wetland is located at the Jalama Creek mouth.

Surf, Point Sal, and Guadalupe

Spectacular and unique coastal environments are found in the coastal area from Vandenberg Air Force Base north to the San Luis Obispo County border. Large and extensive sand dunes, scenic coastal bluffs, offshore rocks, interesting intertidal areas, and a wetland are the environmentally sensitive habitats in this portion of the Santa Barbara County coastline.

One of the most distinctive and sensitive ecosystems within this coastal area is the dune habitat. The Guadalupe Dunes extend from the mouth of the Santa Maria River south to Mussel Point. The dunes are as high as 450 feet in some places, and an endangered bird, the Least Tern nests in various locations in the dune complex. Unauthorized offroad vehicle use here has scarred much of the area.

The Santa Maria River mouth consists of 40 to 50 acres of tidal mudflat area and is a good waterfowl and shorebird habitat. Endangered plant species found in the wetland and dunes area include Castilleja mollis, Cirsium routhophilum, C. loncholepis, Erigeron foliosus, and Monardella crispa. In addition to the Santa Maria River, another perennial stream, Corralitos Canyon, is located near the inland coastal zone boundary.

Point Sal is located just south of Mussel Point and is a highly scenic area. Many of the plant communities here are in excellent condition. Of special note is the coastal bluff vegetation on the steep cliff slopes at Point Sal. This is the best example of the coastal bluff community on the

Santa Barbara County mainland, and, in the spring, giant coreopsis covers the bluffs with yellow blooms. Rare plants such as Sanicula hoffmannii, Dudleya blockmanae, and Dichondra donnelliana are also in the vicinity.

The intertidal area at Point Sal shows outstanding numbers of invertebrates and is an interesting example of intertidal zonation. Just offshore is Lion Rock, a seabird roosting and sea lion habitat.

Commercial and fishery resources in the vicinity of Point Sal include abalone in rocky areas, Pismo clams and, at 10-40 fathoms, vermillion, lingcod, bocaccio, olive, blue, yellowtail, whitebelly, and rosy rockfish.

The entire Surf area is under Federal jurisdiction with the exception of a 36-acre park belonging to the County. The wetland area of the Santa Ynez River adjacent to the park consists of salt marsh, mudflats, shallow tide channels, and open water, and is frequented by many water-associated birds. Another significant ecosystem, the Surf dunes, is in the vicinity of the County park. Recreational uses of the Surf area need to be regulated to protect the resource values of the area.

Environmentally sensitive habitat areas found in the North Coast area are designated on the land use plan maps. Policies addressing their protection are found in Section 3.9.

Hazards

The coastal zone from Gaviota to Point Arguello is in a high seismic hazard area. Except for a high seismic hazard band between Purisima Point and Point Sal, the remaining coastal area lies in a moderate hazard zone. The most significant faults are the Santa Ynez Fault, including its north and south branches, and the Pacifico Fault, which are in the Bixby/Hollister area; several other faults lie in the vicinity of the North Coast, including the Honda Fault, Lion's Head Fault, and Pezzoni Fault.

Tsunami hazards are limited to the mouth of the Santa Ynez and Santa Maria Rivers, and to a small beach area between Purisima Point and Point Sal. Large sections of the coastline between Gaviota and Point Arguello, including substantial sections inland at Hollister and Bixby Ranches, are subject to high slope instability, while areas north of Point Arguello along the coast are generally stable.

Due to low population densities and lack of development, damage resulting from beach and bluff erosion has been minimal. In a number of locations, attempts have been made to protect the railbed by erecting seawalls at the toe of the cliff.

Fire hazard is moderate along the coastal terrace between Gaviota and Point Arguello and becomes extreme along the rest of the North Coast. Detailed information is not available on flood hazards outside of urban areas. Hazards would be concentrated in the numerous canyon beds which could be flooded on a seasonal basis. The Santa Ynez River is subject to extensive flooding conditions in the valley areas, but this is outside the coastal zone.

Since the North Coast is not planned for urban development, these hazards do not pose major threats to life or property. Allowable development is subject to the hazards policies in Section 3.3.

Housing

Since large-scale agricultural operations and a rugged coastline characterize this area of the coastal zone, housing is primarily incidental to agricultural uses. However, as a means of sustaining the existing large, non-prime ranches of 10,000 acres or more, additional residential development may be permitted when clustered on a small portion of the property. (Refer to Section 3.8)

Commercial Development

There are currently no commercial visitor-serving facilities in the North Coast. The only opportunities for public access to the coast are provided by parks at Jalama, Surf, Point Sal, and Guadalupe. The land use plan makes no provision for visitor-serving facilities in the North Coast because such use could lead to conversion of agricultural lands inconsistent with Section 30222 of the Coastal Act.

Visual Resources

The scenic quality of the coastal zone in the North Coast planning area is outstanding. The rural character and tremendous diversity in landscapes combine to make this area a visual resource of national significance. Most of the coastal zone north of Point Sal State Park has been designated as a National Natural Landmark due to its unique scenic and resource values. General policies directed at the protection of visual resources are contained in Section 3.4.

Between Gaviota and the Santa Maria River, public access roads are extremely limited. The principal corridors to the ocean are along Jalama Road to Jalama Beach County Park, Route 246 to Ocean Beach County Park, Brown Road to Point Sal, and West Main Street to the Guadalupe Dunes. While the corridors themselves provide beautiful rural views, views to the ocean and along the coast are generally not available until the public areas are reached at the ends of the roads. Therefore, no view corridors are designated on the land use plan maps.

Industrial and Energy Development

Energy facilities are limited to isolated locations in the area between Gaviota and the Santa Maria River. Unocal has production and processing facilities at Government Point and marine terminal at Cojo. Thriftway has a small production island along the beach at Guadalupe. Activity in this area may increase. Both Husky and Union have leases south of the Santa Maria River and plan to conduct exploratory oil drilling in this area.

Policies governing future energy development in the coastal zone are found in Section 3.6.

Service System Capacities and Availability of Resources

There are no public water or sanitary services provided in the North Coast planning area. Groundwater resources are sparse; the Santa Barbara County Water

Agency has estimated that the safe yield of the groundwater basins in the Point Conception area is something less than 2,000 acre feet per year. For this reason, there is limited irrigated agriculture, and residential units are completely dependent on private wells and on-site waste systems. Existing water resources are adequate to serve the 257 additional units that would theoretically be possible under the land use plan for the North Coast.

4.7.3 SUMMARY OF LAND USE PLAN MAP

For the Point Conception, Guadalupe Dunes, and Point Sal areas which comprise the North Coast, the land use plan proposes a substantial increase in minimum parcel size requirements. Most of the area, now zoned for 10 and 100-acre minimum parcels (U and 100-AL, respectively), would be designated A-II-320 in the land use plan requiring minimum parcels of 320 acres. This increase is deemed appropriate because the land holdings (i.e., Bixby Ranch) are generally very large and could be subject to extensive parcelization under existing zoning. Such parcelization could undermine sustained ranching operations and thus jeopardize the agricultural viability of the entire area.

Existing zoning would permit up to 883 potential additional units, while the proposed land use plan would reduce the number of new housing units to 257.

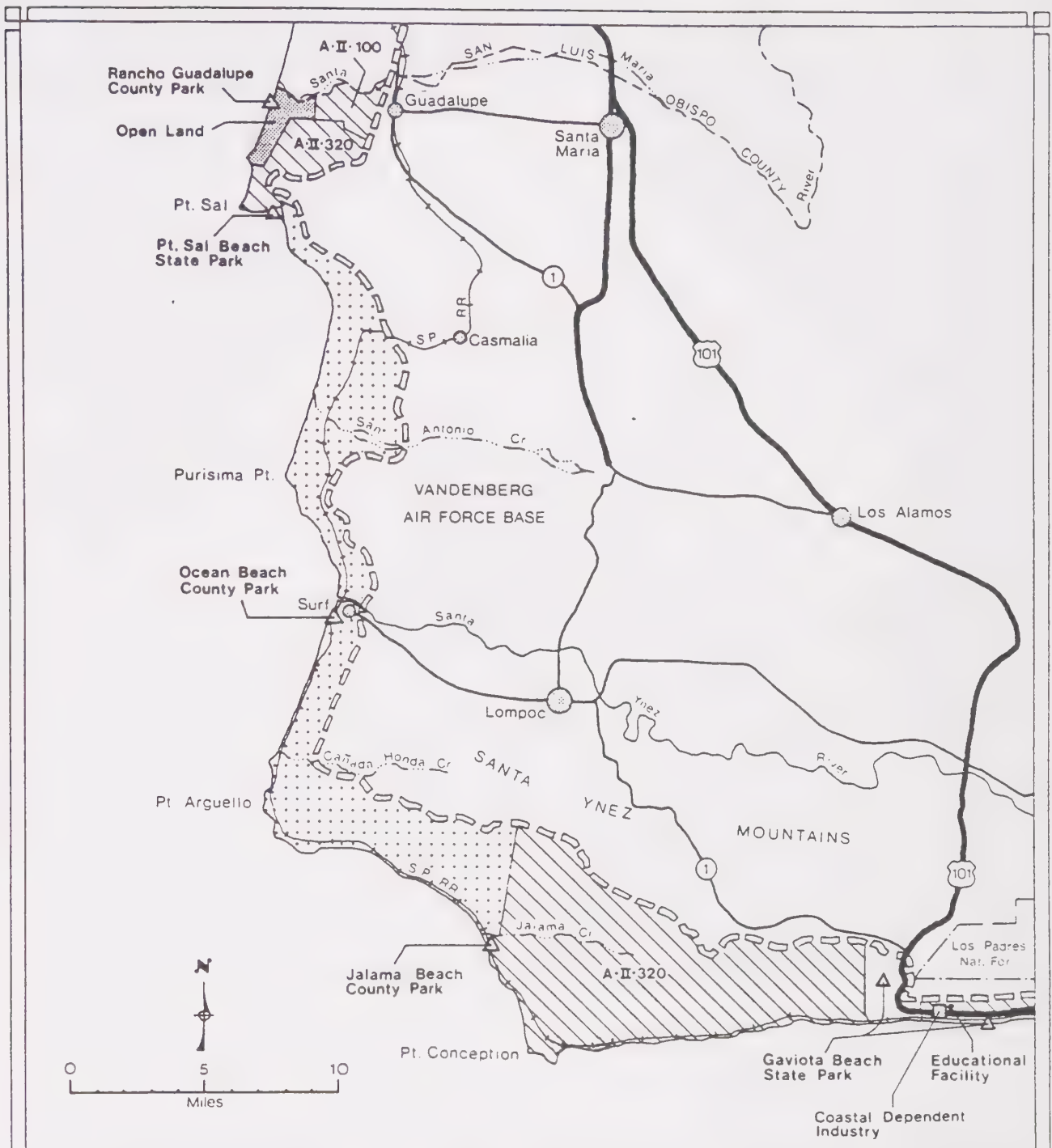
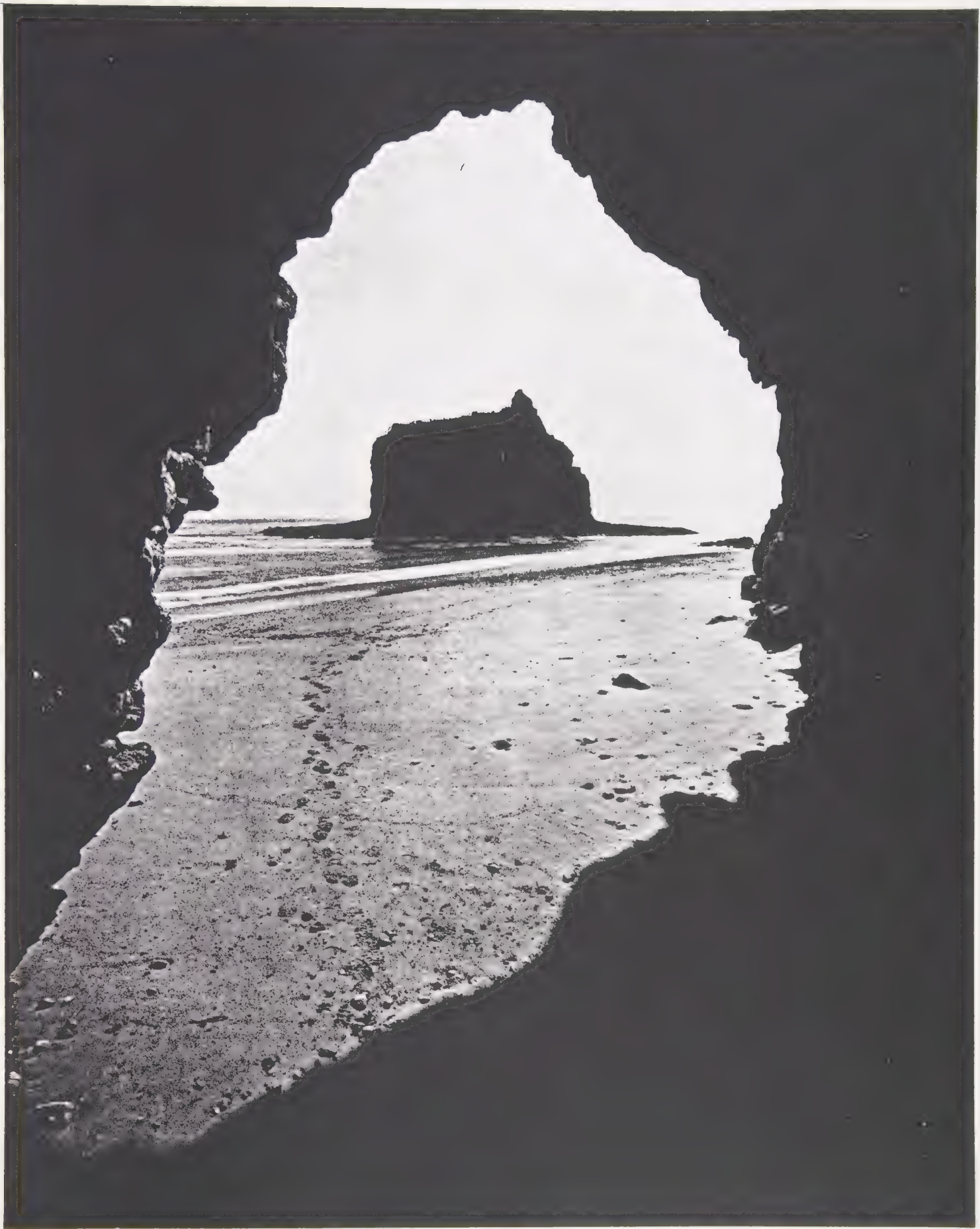


FIGURE 4-10
Generalized Land Use Plan
North Coast Planning Area
 County of Santa Barbara
 Local Coastal Program

— — — COASTAL ZONE BOUNDARY
 ■ ■ ■ LAND UNDER FEDERAL JURISDICTION

Land Use Designations — see text for definitions

- COMMUNITY FACILITIES
- INDUSTRIAL
- OPEN LAND USES
 - ▨ AGRICULTURE II (100-320 acre min.)
 - △ RECREATION (existing parks)
 - OPEN LAND



4.8 THE CHANNEL ISLANDS

The Channel Islands that lie within the County of Santa Barbara are San Miguel, Santa Rosa, Santa Cruz, and Santa Barbara. San Miguel and Santa Barbara Islands are owned and managed by the Federal Government. Only the islands under the jurisdiction of the County of Santa Barbara (i.e., Santa Cruz and Santa Rosa) are discussed here.

4.8.1 SANTA CRUZ ISLAND

Santa Cruz Island is located in the Santa Barbara Channel, 19 miles south of the mainland. The largest of the Channel Islands, Santa Cruz Island is 24 miles long, ranges from 1.5 - 6.6 miles in width, and has approximately 60 miles of coastline. Santa Cruz Island is 62,000 acres in size.

Santa Cruz Island is the most topographically varied of all the islands. The highest point on the island is 2,450 feet; it is flanked on the east and west by a range of peaks, many of which reach an elevation in excess of 1,700 feet. The predominant central valley, which lies below the southern slope of the main ridge, runs approximately east-west along a fault bordered by volcanic and sedimentary rock ridges. Although the coastline is steep and rugged, this island has many anchorages and landings. Other interesting features of the coastline include sea caves and pocket beaches.

The vegetation on Santa Cruz Island is diverse. Plant communities here range from somewhat open communities such as grasslands, coastal sage scrub, and chaparral to wooded groves of oak woodland and closed cone pine forests. The central valley and narrow central region of the island are characterized by grasslands and oak woodland. Coastal sage scrub is found on south-facing slopes on the south side of the island, while chaparral and woodlands are found along the moist canyons and north-facing slopes.

Land Use

Recreational and commercial uses of the waters surrounding Santa Cruz Island are increasing. Access to the general public is available only by private boat and yachtspersons anchor at the many small harbors throughout the island. A permit with conditions and restrictions for the purpose of protecting the island's resources is required from the private owners in order to land on Santa Cruz Island. On land, recreational uses such as hiking are limited to daytime. Sport and commercial fishing take place around Santa Cruz Island; skindivers harvest abalone, rock scallop, California Sheephead, spiny lobster, kelp bass, and other species.

The western 55,000 acres of Santa Cruz Island are operated as a cattle ranch. The base of this operation is a ranch in the central valley; cattle

are transported to and from the island by boat. Recently, the Nature Conservancy purchased 12,500 acres and negotiated a conservation easement for the remaining 42,500 acres of this cattle ranch. The eastern portion of the island, bordered on the west by a ridge of low mountains, is operated under separate ownership for sheep grazing. On this sheep ranch, a group of buildings and a house for the ranch foreman are located at Scorpion anchorage. Other structures on this portion of the island include a group of buildings at Smuggler's Cove.

Feral pigs and feral sheep also range on the rugged northern portion of the island. A hunting club, housed at Christy Ranch, and an archery club serve a function in the control of these destructive animals.

Another important activity on Santa Cruz Island is research. Two research station installations are located in the valley; the University of California field station approximately one mile west of the cattle ranch headquarters and the General Motors Research station to the east at Valley Anchorage. Permission has also been granted to other researchers and/or institutions to conduct biological research on the island.

A naval communications station is located atop a ridge running near the middle portion of the island. The Coast Guard maintains a navigation light on Gull Island on the south side of Santa Cruz Island.

4.8.2 SANTA ROSA ISLAND

Santa Rosa Island is located three miles east of San Miguel Island, six miles west of Santa Cruz Island, and approximately 27 miles from the mainland coast. Santa Rosa is about 14.5 miles long and 10 miles wide. It is the second largest of the Channel Islands with 53,000 acres.

The 45-mile shoreline of Santa Rosa Island ranges in character from rocky sea bluffs to sandy beaches. Dunes of various ages are found near the east, west and north sides of the island and scenic sea caves also dot the shoreline. Compared to Santa Cruz Island, the topography of Santa Rosa Island is of lower relief. The highest point on the island is Soledad Mountain at 1,574 feet in elevation. Soledad Mountain is located near the center of the island. On the north and east shore there are a number of canyons, many of which are the result of recent dissection of marine terraces.

Much of Santa Rosa Island is annual grassland. The grassland community covers virtually all of the flat terraces, slopes and rolling ridge tops of the island. Coastal dune vegetation is found on the dunes on the east, west and north sides of the island. On the south side of the island, there are some areas of scrub vegetation.

More variety is found in the gullies and canyons where trees such as oak and toyon are found. The best developed vegetation includes the grove of torrey pines on the coast east of the ranch; and the oaks, toyon, willows, and island cherries in Lobo Canyon. These species plus island ironwood and pines are found on the north slope of Black Mountain. Willows and eucalyptus trees occur near the ranch.

Santa Rosa Island is very windy, and this has given a windpruned aspect to the vegetation on the seaward exposures and along the crests of ridges. In the more protected canyons and leeward slopes, the vegetation attains a more upright aspect.

Land Use

Because Santa Rosa Island is fairly remote and lacks suitable anchorages, it is not intensively used for recreation. A landing permit system is also in existence on this island.

As with all of the Channel Islands, the offshore area of Santa Rosa Island is used for commercial and recreational fishing. The California Department of Fish and Game reports that spiny lobster, abalone, rock scallop, rockfish, kelp bass, and California sheephead have been taken by skindivers in these waters.

The major land use activity on the island is cattle grazing. Vail and Vickers maintain ranching facilities and a pier on the Channel side of the island at Beecher's Bay. The cattle boat operated for this island also provides transportation for the livestock on Santa Cruz Island.

Feral pigs are also found on Santa Rosa Island. Groups are occasionally permitted to hunt introduced Roosevelt Elk and Kaibab mule deer on this island.

Several military installations have been developed on the island and have been abandoned. These installations include an air base with a pier at Johnson's Lee along the south coast as well as radar installations located on the high peaks above Johnson's Lee. Many passable roads originate from Beecher's Bay and stretch out across the island. These roads connect with Southwest Anchorage, Johnson's Lee, and the high western portion of the island.

4.8.3 RESOURCES OF SANTA CRUZ AND SANTA ROSA ISLANDS

Marine Mammals

Taken together, the Channel Islands of Southern California host the largest, most diverse pinniped population to be found in the temperate waters of the world and represent a mix of northern and southern faunal types. Santa Cruz and Santa Rosa Islands, alone, now provide relatively undisturbed hauling grounds for harbor seals and sea lions only. In 1951, the California Department of Fish and Game reported that the breeding range of the Steller sea lion extended from Santa Rosa Island to Alaska. Earlier reports show a small rookery of Steller sea lions existed in the 1920's and 1930's in the rocks off Sandy Point, Santa Rosa Island. The Fish and Game sea lion census of 1947 reported no Steller sea lions near Sandy Point that year.

The Guadalupe fur seal and the California sea otter are two other marine mammal species that once existed on Santa Cruz and Santa Rosa Islands. These species are currently extending their ranges and may one day reestablish on these islands.

Land Mammals

Relatively few land mammals exist on Santa Cruz and Santa Rosa Islands. The most conspicuous animal, the island fox (*Urocyon littoralis*), is listed as rare by the California Department of Fish and Game. This animal is distributed throughout the islands. The subspecies, *Urocyon littoralis santacruzae*, is found on Santa Cruz Island and *U. littoralis santarosae* is found on Santa Rosa Island. There are other uncommon or endemic animals such as spotted skunk, Santa Cruz island gopher snake and the Pacific slender salamander on these islands. Several species of rare and endangered snails and slugs are also found on both islands.

Seabirds

Islands are important seabird habitats, although current seabird populations on the islands are only remnants of what they once were. The seabirds in the area of Santa Cruz and Santa Rosa Islands use a wide variety of marine and coastal habitats. Island cliffs, bluffs, and off-shore islets are utilized for nesting, while nearshore waters, inter-island channels, and oceanic waters of the California current are utilized for feeding and rafting. Brant's Cormorant, Pelagic Cormorant, and Pigeon Guillemot nest on Santa Cruz and Santa Rosa Islands. In addition, Western Gull and Cassin's Auklet nest on Santa Cruz Island. The California Brown Pelican has been known to nest on Scorpion Rock at Santa Cruz Island and is accorded special protection by the California Department of Fish and Game as a rare and endangered species.

Land Birds

The number of land bird species on Santa Rosa Island is limited, largely due to low habitat diversity. Santa Cruz Island supports 40 to 50 species of resident land birds; however, this number of species is relatively small in comparison to similar habitats on the mainland. About a dozen of these birds are subspecies endemic to the islands. The unique Santa Cruz island scrub jay is a well-differentiated island race. Formerly, the Southern Bald Eagle, and American Peregrine Falcon, nested on Santa Cruz and Santa Rosa Islands.

Plants

Many outstanding plant communities and interesting rare and endemic plants occur on Santa Cruz and Santa Rosa Islands. Of all the California Islands, Santa Cruz supports the largest number of plant communities due to its large size and varied topography. Closed cone pine forests (*Pinus muricata*) can be found in several areas. Some elements (*Acer macrophyllum*,

Arbutus menziesii, etc.) of the mixed evergreen woodland community are found on a few canyons on the north side of the island. A unique type of woodland, the Channel Islands woodlands, is well represented on Santa Cruz Island, where it is characterized by Cercocarpus betuloides var. blancheae, Heteromeles arbutifolia, Lyonothamnus floribundus, Prunus lyonii, Quercus agrifolia, Quercus macdonaldii, and Quercus tomentella. Chamise chaparral, coastal sage scrub, and Channel Islands chaparral can also be found on Santa Cruz Island. Patches of native grasses still persist on portions of Santa Cruz Island in spite of heavy grazing.

There are relatively few trees on Santa Rosa Island. These include three types of oak, two pines, cottonwood, cherry, and ironwood. Of these trees, the island ironwood (Lyonothamnus floribundus ssp. asplenifolius), island oak (Quercus tomentella), and island cherry (Prunus lyonii) are found only on the California islands. The Torrey Pine (Pinus torreyana) is found only on Santa Rosa Island and at one mainland locality, Del Mar, twenty miles north of San Diego. Santa Rosa Island has three endemic plant taxa: Dudleya blochmanae ssp. insularis (Live Forever), Arctostaphylos confertiflora (Manzanita), and Gilia tenuiflora ssp. hoffmannii (Gilia).

Another interesting resource that adds to the educational and research value of Santa Cruz Island is the Willow Creek fossil flora located in Sauces Canyon. These fossil remnants of pleistocene plant association that are currently extinct on the island add to the knowledge of ancient plant distribution and climates.

Intertidal Areas

Due to their location in a transition zone between northern and southern faunal regions, Santa Cruz and Santa Rosa Islands support a rich diversity of intertidal life. Invertebrate species such as barnacles, abalone, anemones, starfish, and crabs occur in greater abundance on the islands than on the mainland. The extensive rocky areas, superior water quality, and relatively undisturbed nature of the Santa Cruz Island and Santa Rosa Island intertidal areas contribute to this abundance and diversity. These coastal waters provide a valuable resource for educational, scientific, recreational, and commercial fishing interests alike. In addition, these rocky intertidal areas are important food sources for seabirds and marine mammals.

Because these resources are so valuable and are vulnerable to disturbance from oil spills, poor water quality, and over-harvesting, their importance has been recognized by inclusion in a California oil and gas sanctuary which prohibits oil development within a three-mile area. In addition, the State Regional Water Quality Control Board (RWQCB) has designated the islands as an "Area of Special Biological Significance." The islands were designated because they were found to contain "biological communities of such extraordinary, even though unquantifiable, value that no acceptable risk of change in their environments as a result of man's activities can be entertained." (RWQCB)

Historic and Archaeological Resources

Humans have a long history of occupation on the islands. Radiocarbon dating of a human femur by Phil Orr of the Santa Barbara Museum of Natural History suggests human occupation of Santa Rosa Island at least 10,000 years before the present. The most recent of the Indian cultures on the islands was the Canalino Chumash. These Indians occupied the islands at various population densities until their demise in the early nineteenth century after contact with European disease and culture. Early Spanish explorers visited the islands as early as the mid-sixteenth century. By the mid-nineteenth century, white settlers arrived and introduced grazing animals, a use which persists to the present.

This rich history of exploration and settlement has produced some of the most outstanding examples of archaeological and historical resources in the coastal zone of California. Many of the archaeological sites on the islands are relatively undisturbed. Reasons for this include the lack of development, relative isolation, and few burrowing rodent populations to disturb sites. The excellent stratification of the island sites are of special interest to researchers.

Research and Education

These extraordinary biological and cultural resources have made the islands invaluable for scientific and educational studies. Scientists are provided with many unique and rare species of plants, animals, birds, fossil forms, and geological structures to study. Biologists, for example, are able to compare island and mainland individuals of similar species and the phenomena of island endemism, gigantism, and dwarfism. The historical and archaeological resources provide valuable records for study of earlier cultures and societies due to the uniqueness and pristine condition of many of the sites.

4.8.4 COASTAL ACT POLICIES

The policies from Chapter 3 of the Coastal Act which are most pertinent to the planning issues for the islands include:

30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy

populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if: ... (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; ...

30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

4.8.5 PLANNING ISSUES

Santa Cruz and Santa Rosa Islands are relatively isolated; access is not readily available to the general public, and development pressures have not been great. However, the Channel Islands are nationally known for their unique and undisturbed habitats, natural beauty, and cultural significance. Therefore, these islands require special protection from incompatible land uses to protect their incomparable resource values. Existing and potential threats to island resources are discussed below.

Feral Animals

Uncontrolled grazing by feral animals has resulted in the greatest destruction to island natural resources of any activity on Santa Cruz and Santa

Rosa Islands. Although grazing activity is now appropriately managed in most areas, sheep and cattle overgrazing in the past caused the decline of native grass species in the same manner as on the mainland. Feral sheep from the early days have persisted in large areas on Santa Cruz Island. (There is a controlled sheep ranching operation on the eastern portion of Santa Cruz Island.) Currently a hunting club keeps the number of feral sheep down but total eradication, an extremely difficult task, is needed to solve the problem. Severe erosion is occurring in areas where sheep have removed most of the vegetation, and overgrazing is preventing the regeneration of new plants. Feral pigs are also found on Santa Rosa and Santa Cruz Islands where they cause extensive disturbance and destruction by uprooting native herbs in the moist grasslands.

Recreational Trespass

The islands, particularly Santa Cruz Island, are popular destination points for yachtspeople, and the number of vessels visiting the islands increases each year. Unfortunately, not all people who go ashore obtain landing permits which specify strict rules on allowable uses. As the unauthorized recreational uses increase, impacts from these uses may result in greater disturbance of the islands' ecosystem. These include disturbance to animals, trampling of plants, frightening of marine mammals, trail development, and collection of intertidal organisms. Because species have smaller populations on islands and recolonization from the mainland or other islands is less likely, plants and animals are more vulnerable to local extinction. It is possible that the numbers of native island species could decline if human traffic increases from the present relatively low level without proper management. Archaeological sites may also be threatened by vandalism with increased recreational use.

Other current issues which result from uncontrolled recreational uses include problems of litter, sewage disposal, and safety. Sewage dumped from boats into the more popular harbors may be affecting marine water quality and garbage and litter are being left on the islands. Also, wild fire potential increases with recreational use as does the probability of people being lost or injured. While the small anchorages and natural harbors provide adequate protection for boats during fair weather, the waters surrounding the islands can be exceedingly hazardous during storm conditions. These problems may increase without proper management of recreational uses in the future.

Commercial and Sport Fishing

Although the islands' intertidal and subtidal areas are still quite rich in commercial and game species, conflicts occur now between commercial and sport fishermen. Regulations differ for the two groups, and each believes the other may contribute to depletion of these resources. There is some sentiment among members of the local scientific community that a subtidal marine reserve should be established to allow for repopulation of depleted species. The specific area that has been suggested is on the west end of Santa Cruz Island between West Point and Black Point.

Energy Development

Energy development in the Channel may threaten the islands. Oil development will increase as a result of Lease Sale 95; tanker traffic in the Channel may increase as well. Oil spillage will, therefore, continue to pose a constant threat to island resources.

Space Shuttle

Plans to launch the space shuttle over the northern Channel Islands, with attendant sonic booms of staggering proportions, could physically destroy much of the rocky cliff habitat and seriously threaten breeding populations of seabirds and marine mammals. Careful analysis and monitoring of these threats is necessary to insure adequate protection of the islands.

4.8.6 LAND USE PLAN PROPOSALS

Land Use Designations

The islands have been used for low-intensity agriculture for many years; a major change in this historical land use could have significant unbalancing effects on the present equilibrium of the ecosystem. Therefore, Santa Rosa and Santa Cruz Islands are designated as Agriculture II. The minimum permitted parcel size is 320 acres. The islands are also eligible for a clustered residential development under the provisions of Policy 8-9.

A separate set of resources maps showing all known environmentally sensitive habitat areas has been prepared for the islands. All development within these habitat areas shall be subject to the specific habitat protection policies in Section 3.9. (Archaeological and historical sites are not mapped.)

Policies and Actions

The following policies and actions are proposed to ensure long-term preservation of the natural resources of Santa Cruz and Santa Rosa Islands:

- Policy 1: Agricultural activities should continue to be carried out in a manner consistent with historical practices, future technology, and good cultural practices, and with the maintenance of natural flora and fauna, preservation of soils and topography, and protection of the quality of surface and subsurface waters.
- Policy 2: Prior to the issuance of a permit for any major grading or construction, the site to be disturbed shall be inspected by both a qualified archaeologist and biologist, to be selected jointly by the applicant and the County. If archaeological or environmentally sensitive habitat resources are found, measures to mitigate or avoid impacts shall be required for issuance of a permit.

(For the purposes of this policy, major grading or construction is defined as any project which is subject to environmental review under CEQA and does not include general rule and categorically exempt projects.*)

- Policy 3: Introduction of any non-native animal, other than cattle, sheep, horses, dogs, and domestic fowl, or plant species which could be detrimental to the ecological equilibrium of the islands is prohibited.
- Policy 4: Construction of major facilities for commercial and/or recreational purposes is prohibited except where found not to have significant unavoidable adverse impacts. In this context, major harbor facilities mean development involving construction of breakwaters, permanent slips, or related commercial support facilities (i.e., gas stations, restaurants) for use by visitors to the islands. Upgrading or expansion of existing pier facilities or moorings for agricultural, educational, scientific, or low-intensity public recreational purposes may be allowed with a conditional use permit.
- Policy 5: Light recreational uses, both public and private, may be allowed with a conditional use permit provided that the kinds, intensity, and location of uses are managed to avoid impacts to all habitat, archaeological, and historical resources. The existing hunt clubs and landing permit systems which are operated by the property owners shall be allowed to continue at their current levels without permit requirements.
- Policy 6: Permitted development shall be sited and designed to be subordinate to the natural setting. Construction of new above-ground structures in excess of 1,000 square feet excluding structures for agricultural purposes shall be subject to design review by the County Board of Architectural Review.
- Policy 7: All new oil and gas related development, including pipelines, shall be subject to the issuance of a conditional use permit (CUP). Prior to granting of a CUP, the County shall make the specific findings required by PRC Section 30260.

* State of California Environmental Quality Guidelines; Article 6, Section 15060 - General Rule, and Article 8, Sections 15100-15124 - Categorical Exemptions.

- Action 1: The County in consultation with the Department of Fish and Game, the landowners, commercial and sport fishing groups, and other interested persons shall determine whether certain intertidal and subtidal areas adjacent to the islands qualify for preserve status. Such preserves, if established, shall not be used for commercial or sport fishing. Permitted uses shall be limited to non-appropriative recreation (i.e., diving or photography) and scientific research. The County shall also work with these groups to determine the feasibility of prohibiting all uses, including overnight anchoring of boats, within and in close proximity to marine bird nesting sites and pinniped rookeries during the time when such uses would create disturbances to those habitats and the species utilizing them.
- Action 2: Until such time as feral animals are eliminated from the islands, the County should encourage and support efforts by landowners or other interested parties to protect areas with significant native vegetation by fencing or other such enclosures.
- Action 3: The County shall encourage the nomination of Santa Rosa and Santa Cruz Islands to the National Register of Historic Places.
- Action 4: If funding permits, future work should be initiated to produce a comprehensive mapped inventory of the species and habitat locations not included on the Channel Islands Resource Maps as of May 1980. In updating these Resource Maps, the County shall consider mapping inventories performed on the Channel Islands by other agencies or organizations.

In addition, the following policies from Chapter 3 of the land use plan shall apply to Santa Cruz and Santa Rosa Islands:

Section 3.3 Hazards: All policies
Section 3.6 Industrial and Energy Development: All policies
Section 3.9 Environmentally Sensitive Habitat Areas: All policies
Section 3.10 Archaeological and Historical Resources: All policies
See also Section 3.8 Agriculture, Policy 8-9

Definitions

APPENDIX A

DEFINITIONS

CHAPTER 3

3.2 DEVELOPMENT

30106. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Structure

As used in this section, "structure" includes, but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, electrical power transmission and distribution line, and fences and walls exceeding six feet in height.

30114. "Public works" means the following:

(a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission except for energy facilities.

(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.

(c) All publicly financed recreational facilities and any development by a special district.

(d) All community college facilities.

3.3 HAZARDS

Floodway and Floodway Fringe

The floodway is the channel of a stream, plus any adjacent flood plain area, that must be kept free of encroachment in order that the 100-year flood be carried without substantial increase in flood height. As minimum standards, the Federal Insurance Administration limits such increases in flood heights to 1.0 foot, provided that hazardous velocities are not produced.

The area between the floodway and the boundary of the 100-year flood is termed the floodway fringe. The floodway fringe thus encompasses the portion of the flood plain that could be completely obstructed without increasing the water-surface elevation of the 100-year flood more than 1.0 foot at any point.

Hillside

Hillside is defined as lands with slopes exceeding twenty percent.

Watershed

Watersheds are defined as regions or areas drained by a network of surface or subsurface watercourses and have the potential for impacts on coastal streams, wetlands, estuaries, and groundwater basins through runoff and percolation.

3.5 HOUSING

Definition of Low and Moderate Income

In accordance with the regulations of the California Housing Finance Agency, "persons of low and moderate income" are defined to include all the following:

- (1) A "very low income family" is a family whose income does not exceed 50 percent of the median income for the area, as determined by HUD¹ with adjustments² for smaller and larger families.
- (2) A "low income family" is a family whose income does not exceed 80 percent of the median income for the area, as determined by HUD¹ with adjustments² for smaller or larger families, except that income limits higher or lower than 80 percent may be established on the basis of its findings that such variations are necessary because of the prevailing levels of construction costs, usually high or low incomes, or other factors.

¹Generally defined by HUD as a county; ²adjustments as made by HUD.

- (3) A "moderate income family" is a family whose income does not exceed 120 percent of the median income for the area, as determined by HUD¹ with adjustments² for smaller and larger families.
- (4) For purposes of this section "family" includes an elderly, handicapped, disabled, or displaced person and the remaining member of a tenant family as defined in Section 201 (a) of the Housing and Community Development Act of 1974.

A generally accepted definition of affordable housing is that for which costs do not exceed 25 percent of the family gross income. Housing costs include rent or mortgage payment, property taxes, insurance, heat and utilities, and maintenance and repairs.

Definition of Housing Condition

- Condition A - New, near new, housing under construction and older housing which has been exceptionally well maintained.
- Condition B - Housing where minor deficiencies are apparent, where roofs need repair work, buildings need painting and other weather protection, garage doors are sagging or inoperable. Housing where an expenditure of from \$1,000 to \$5,000 and good ongoing maintenance will extend the useful life of the building beyond a 40-year period.
- Condition C - Housing where major deficiencies are apparent, often without foundations, roofs sagging, paint and weather protection work needed, some structural failures in porches and steps. These are usually older buildings (pre-building code) whose original construction was inadequate or buildings which have had little or inadequate maintenance. Buildings in this condition, unless rehabilitated, could be beyond reasonable economic repair within a three- to ten-year period. "C" condition housing would likely require a \$5,000 to \$20,000 expenditure and a program of sound maintenance to provide the building with an additional 40-year life.
- Condition D - Dilapidated housing which had deteriorated beyond reasonable economic repair. The term "reasonable economic repair" is meant to mean that a sum of money in excess of 50 percent of the as-is value of the building would be required to rehabilitate the dwelling to livable standards.

Source: Santa Barbara County Housing Condition Inventory, June 1977.

¹Generally defined by HUD as a county; ²adjustments as made by HUD.

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

30107. "Energy facility" means any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

Aquaculture

Aquaculture is the culture of plants and animals in an aquatic medium.

3.8 AGRICULTURE

Definition of Prime Agricultural Lands

Section 51201 of the California Government Code:

- (1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- (4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars per acre.

3.9 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

30121. "Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Definitions of other commonly used terms include:

Biota: all plants and animals occurring within a certain region.

Coastal Strand: a plant community found in sandy beaches and dunes scattered along the entire coast. The vegetation is low or prostrate, often succulent and late flowering.

Coastal Sage Scrub: a plant community found on dry rocky or gravelly slopes below 3,000 feet composed of shrubs, one to five feet tall.

Community: an assemblage of plant and animal populations occupying a given area.

Chaparral: a dense, sometimes impenetrable plant community found on dry slopes and ridges. Chamise, toyon, scrub oak, ceonothus, and manzanita are dominant species.

Disjunct: a plant or animal species found in an area outside of its usual range.

Ecosystem: a system formed by the interaction of a community of organisms with their environment.

Estuary: that part of the mouth or lower course of a river in which the river's current meets the sea's tide.

Hybrid: an offspring of two animals or plants of different variety or species.

Intertidal: of or pertaining to the seashore region that is above the low-water mark and below the high-water mark.

Invertebrate Fauna: animals lacking a backbone and internal skeleton such as a sea anemone.

Marsh: a tract of low, wet land, often treeless and periodically inundated, characterized by grasses, sedges, cattails, and rushes.

Mudflat: a mud-covered, gently sloping tract of land, alternately covered or left bare by tidal waters.

Reef: a ridge of rocks or sand at or near the surface of the water.

Relict: a persistent remnant of an otherwise extinct flora or fauna.

Salt Marsh: a marshy tract that is wet with salt water or flooded by the sea.

Salicornia Marsh: a wetland or marsh area in which the dominant vegetation is pickleweed (Salicornia spp.).

Sloughs: an area of soft, muddy ground, swamp, or swamplike region; a marshy or reedy pool, pond inlet, backwater, or the like.

Subtidal: the area just beyond the intertidal zone not subject to tidal fluctuation below the low tide line.

Tideflats: a marshy, sandy, or muddy nearly horizontal coastal flatland which is alternately covered and exposed as the tide rises and falls.

Tidepool: an accumulation of sea water remaining in a depression on a beach or reef after the tide recedes, occupied by a variety of plant and animal species.

RARE AND ENDANGERED SPECIES

Animals (California Department of Fish and Game)

An animal whose existence is threatened by one or more conditions as listed below is considered rare and endangered.

1. The mortality rate exceeds the birth rate.
2. The species is not capable of adapting to environmental change.
3. The species' habitat is threatened by destruction or serious disturbance.
4. Survival is threatened by the unwanted introduction of other species through predation, competition, or disease.
5. Environmental pollution threatens the species' survival.

Fully Protected Status (Fish and Game Code)

3511. Fully protected birds and parts thereof may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuances of permits or licenses to take any fully protected bird and no such permits or licenses heretofore issued shall have any force or effect for any such purpose; except that the commission may authorize the collecting of such species for necessary scientific research.

Plants (California Native Plant Society)

A plant is rare if:

1. It exists in only one or a very few restricted localities.
2. It occurs in such small numbers that it is seldom seen or collected regardless of its total area.

3. It exists only on a type of habitat that is likely to disappear or change for any reason.

A plant is endangered if:

1. It is actively threatened with extinction and not likely to survive unless some protective measures are taken.

Marine Mammals Protection Act (1972)

Public Law 92-522: This Act establishes a moratorium on the taking and importation of marine mammals and marine mammal products. Additionally the Act encourages "efforts to protect the rookeries, mating grounds, and areas of similar significance for each species of marine mammal from the adverse effect of man's action."

APPENDIX B

Land Use Definitions

LAND USE DEFINITIONS

The following definitions describe the principal permitted uses for each land use designation (see also Table 3-1 in Section 3.6, Policy 5-10 in Section 3.5, and Policy 8-8 in Section 3.8).

AGRICULTURE

The purpose of an agriculture designation is to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands eligible for this designation include, but are not limited to, lands with prime soils, prime agricultural land (see Appendix A), land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts. Plant crops include food and fiber crops, orchards, field crops, nurseries, and greenhouses. Animal raising includes grazing and stock raising activities. In addition to such uses, agricultural lands may be utilized for a limited number of other uses, including related or incidental residential uses, buildings and structures related to the agricultural use of the site, and uses of a public works, public service, or public utility nature. In the coastal zone, oil drilling and related activities are permitted in AG II.

Agriculture I (5 to 40 acres minimum parcel size)

This designation applies to acreages of prime or non-prime farmlands and agricultural uses which are located within or adjacent to the generally urbanized areas. Agriculture I uses include, but are not limited to, food, fiber, orchards such as citrus, avocado, and walnuts, flower and vegetable growing, berries, vineyards, field flowers, nurseries, and greenhouse operations. Only structures related to these activities, single family residences (one unit per specified minimum parcel size), and guest houses (one per parcel, no kitchen) are permitted. Additional dwellings (structures or trailers) for workers engaged full-time in agriculture on the farm or ranch on which the dwelling is located may be allowed subject to a conditional use permit. Raising of animals for commercial purposes, the boarding of animals, riding stables and animal husbandry services are also permitted as conditional uses.

Agriculture II (40, 100, 320 acres minimum parcel size)

This designation applies to agricultural uses which include, but are not limited to, field crops, orchards, vineyards, truck crops, apiculture, aviculture, cattle, horse and animal raising, and pasture and forage crops. Only structures related to these activities, single family residences (one

NOTE: Only the definitions for classifications used in the coastal zone are included here. For other designations, refer to the Comprehensive Plan.

(one unit per specified minimum parcel size), and guest houses (one per parcel, no kitchen) are permitted under this designation. Additional dwellings (structures or trailers) for workers engaged full-time in agriculture on the farm or ranch on which the dwelling is located may be allowed subject to a conditional use permit. Greenhouses and low intensity recreationally oriented facilities such as hiking trails, stables, and campgrounds may be permitted subject to a conditional use permit if they conform to all other policies specified in the land use plan.

PARK AND RECREATION AREAS

Existing Public and Private Recreation and/or Open Space

The purpose of this designation is to provide opportunities for various forms of outdoor recreation, of a public or private nature, which require access to open spaces and natural settings for their realization. These open space recreational uses include, but are not limited to, the following: public parks containing facilities for picnicking, camping, riding, hiking, walking, biking, on a day or longer use basis; flood control easements providing access to and along stream channels and other drainage areas; and golf courses. Structures or other facilities shall be limited to those required to support the recreational activities. These may include parking areas, corrals and stabling areas, picnic and camping areas, trails, water and sanitary facilities, safety and first aid stations, ranger stations, and limited concession facilities. Other recreational structures and facilities of a more intensive nature, such as swimming and tennis clubs, may also be permitted. However, intense commercial recreational development shall be limited to areas designated for commercial uses. For example, fairgrounds, amusement parks and large indoor recreational complexes, along with visitor-serving facilities such as hotels and motels, are not permitted in areas designated for recreation.

Proposed Public Access Corridors or Recreation Areas

This designation identifies those lands suitable for future access corridors and recreational areas.

MOUNTAINOUS AREAS (40 and 100 acres minimum parcel size)

The purpose of this designation is to delineate land having an average slope in excess of 40 percent and isolated table land surrounded by slopes exceeding 40 percent. These lands have extreme fire hazards and a minimum of public roads and services. These areas shall be kept free of intensive development to preserve them for such uses as watershed, scenic enjoyment, grazing and certain low-intensity residential uses (not to exceed one principal residence and one guest house, no kitchen, per specified minimum parcel size).

OPEN LANDS (100 or 320 acres minimum parcel size)

These areas are lands which have outstanding resource values, are subject to environmental constraints on development, and have no agricultural potential. One principal residence and one guest house (no kitchen) per specified minimum parcel size are permitted in this category provided that the dwelling is sited to minimize impacts on sensitive areas. Resource dependent uses such as sand-mining and oil well drilling may be allowed subject to a conditional use permit.

RESIDENTIAL LAND USES

Density is the primary parameter within which residential land uses are defined. Density is used to describe the number of dwelling units permitted on an acre of land or, in later translation into zoning, the number of dwelling units permitted on a lot of a given size. Within urban areas, residential uses permitted may include child day care, family care homes, fraternities, sororities, dormitories, guest houses (no kitchen), boarding and lodging houses, in addition to single and multiple family dwelling units. Special care homes and mobile home and trailer parks may be permitted with a conditional use permit as specified in the County Zoning Ordinance. The following four designations merit special attention.

Rural Residential (40 - 100 acres minimum parcel size and Residential Ranchette (5 - 20 acres minimum parcel size)

The intent of these designations is to provide for low density residential development that will preserve the rural character of an area and minimize the services required by smaller lot development. Rural residential and residential ranchette lands are generally of marginal agricultural value. Uses permitted within these areas include single family dwellings, all forms of agriculture permitted under the Agriculture I designation, except greenhouses, buildings and structures incidental to light agriculture, and agricultural hobbyist activities. However, these agricultural uses are permitted and encouraged only as long as appropriate performance standards regarding noise, traffic, dust, etc. can be met. Livestock for commercial sale, kennels, and market gardens may be permitted subject to a conditional use permit. Intensive commercial animal husbandry would not be permitted.

Planned Development

The Planned Development designation has been given to large, undeveloped parcels suitable for residential uses. The purpose of this designation is to prevent piecemeal development by requiring that the entire parcel be planned and developed as a unit. Use of flexible and innovative design concepts is encouraged. Refer to Section 3.2.3 for the detailed requirements and permitted uses in the Planned Development designation.

Residential Designations (amended by 86-GP-10; 92-GP-25)

	<u>Maximum Dwelling Units</u>
Rural Residential	1 unit/40 acres to 1 unit/100 acres
Residential Ranchette	1 unit/5 acres to 1 unit/20 acres
Single Family (minimum lot size)	
3 or more acres	1.0/3 acres
2 or more acres	1.0/2 acres
1 acre or more	1.0/acre
20,000 sq. ft. or more	1.8/acre
10,000 sq. ft. or more	3.3/acre
7,000 sq. ft. or more	4.6/acre
Multiple (minimum land area per unit)	
7,000 sq. ft. or more	6.0/acre
5,450 sq. ft. or more	8.0/acre
5,000 sq. ft. or more	9.0/acre
4,360 sq. ft. or more	10.0/acre
3,500 sq. ft. or more	12.3/acre
2,420 sq. ft. or more	18.0/acre
2,180 sq. ft. or more	20.0/acre
1,450 sq. ft. or more	30.0/acre

Semi-Rural Residential (added/amended by 92-GP-15)

The purpose of this designation is to provide for residential development that will preserve the semi-rural character of the Montecito Planning Area. The Semi-Rural Residential designation is characterized by narrow winding roads; predominantly low density residential development; limited commercial, resort/visitor-serving uses and infrastructure development; a lack of sidewalks and traffic lights; and a diversity of housing, architecture, landscaping and property sizes. The intent is to allow only development which will minimize additional depletion of constrained resources, services, and infrastructure.

The density factor shown below describes the maximum number of primary dwelling units that may be permitted if the County determines that resources, services, and infrastructure are adequate to support ultimate buildout.

<u>DESIGNATION</u>	<u>DENSITY (units/acre)</u>	<u>MINIMUM PARCEL SIZE</u>
SRR-0.1	0.1	10 acre
SRR-0.2	0.2	5 acre
SRR-0.33	0.33	3 acre
SRR-0.5	0.5	2 acre
SRR-1.0	1.0	1 acre
SRR-1.8	1.8	20,000 sq. ft.
SRR-3.3	3.3	15,000 sq. ft.
SRR-4.6	4.6	7,000 sq. ft.
SRR-12.3	12.3	7,000 sq. ft.

COMMUNITY FACILITIES

Educational Facilities Public or Private - include all proposed and existing public schools from elementary through college level.

Institution/Government - is for all major public and quasi-public land uses not included in the categories already defined, such as military installations, State office buildings, County hospitals.

Public Utility UT - an area designated for the facilities and service of a public utility or public service entity. Screening, landscaping, and other design requirements may be prescribed by the Zoning Ordinance to ensure compatibility with surrounding land uses.

Civic Center - an area designated for public and quasi-public buildings and services, which may include libraries, public auditoria, post offices, fire and emergency services, and other public uses.

Transportation Corridor (TC) - This land use designates transportation corridors such as railroads and highways which are typically formed by long, continuous stretches of narrow parcels of land. Permitted Transportation Corridor uses are listed in the associated zoning district and include freeways, highways, streets, roads, bikeways, recreational trails, railroad lines, and accessory equipment and structures necessary for railway and roadway use. Highway-related commercial uses are not permitted in the TC designation. Notwithstanding any provision of the land use plan, this designation and the related zoning ordinance apply local authority to transportation corridor-related matters of public health, safety and welfare, land-use, and zoning insofar as the exercise of such authority does not conflict with general law, as from time to time amended. The TC land use preserves and protects established and proposed corridors and regulates land uses within and adjacent to such corridors, thereby providing uniform TC development standards and ensuring consistency with the Coastal Plan and other elements of the Comprehensive Plan. *(added by 90-GP-17)*

INDUSTRIAL

Coastal-Dependent Industry - the intent of this land use designation is to recognize that certain industrial uses are coastal-dependent industrial uses. Coastal-Dependent Industrial Uses are those industrial uses which require a site on, or adjacent to, the sea to be able to function at all. Determination of what types of uses qualify as coastal-dependent industry shall be made on a case-by-case basis because the project-specific variables so directly influence such determination. Examples of coastal-dependent industrial uses, as identified in Section 30001.2 of the Coastal Act, include offshore petroleum and gas development, commercial fishing facilities and ports (i.e., those industrial components of commercial fishing facilities and port/harbor areas). Additional examples of industrial uses which could be determined to be coastal-dependent based on the project-specific variables include: oil and gas processing facilities, marine terminals, industrial piers and staging areas, port and harbor areas, fishing facilities, ocean-oriented aquaculture including fish hatcheries, and areas for deploying oil spill cleanup equipment. Uses that are not strictly coastal-dependent, but either need access to the ocean under special conditions (for example, thermal power plants sited to take advantage of ocean cooling water) or are directly dependent on a coastal-dependent use (such as processing

facilities which do not require a site on or adjacent to the sea to be able to function at all) are classified as Coastal-Related Industry (see definition below). Policies governing these uses are specified in section 3.6.

Coastal-Related Industry - the intent of this designation is to recognize that certain industrial uses are coastal-related industrial uses. Coastal-Related Industrial Uses are those industrial uses which are directly dependent on coastal-dependent development or uses. Determination of what types of uses qualify as coastal-related industry rather than coastal-dependent industry shall be made on a case-by-case basis since the project-specific variables so directly influence such determination. Examples of coastal-related industry include those industrial and energy facilities which directly support coastal dependent uses as offshore oil platforms, but may not require a site on or adjacent to the sea to function at all. Policies governing these uses are specified in Section 3.6.

Industrial Park - this category is not limited to a specific list of uses. It is any industrial use which is housed in well-designed buildings set in attractively landscaped grounds. This is industry in a park-like atmosphere. Uses permitted may also include commercial, as specified in the Santa Barbara County Zoning Ordinance.

Light Industry - includes industrial plants and warehouses without nuisance features but not necessarily in an industrial park.

Service Industry - lumber yards, warehousing, laundries, contractors' service yards, bulk petroleum storage, concrete batching plants, and other construction and development activities.

General Industry - all industrial uses.

COMMERCIAL

General Commercial (C)

This designation has been used to denote areas suitable for many types of commercial activities. Central business district areas, district centers, service commercial, neighborhood centers, and design commercial are all contained under this designation. Permitted uses in the General Commercial designation range from convenience activities, which serve such day-to-day needs as food, drugs, gasoline, and other incidentals, to whole sale facilities which support agricultural, construction, and transportation activities.

Highway Commercial (H)

When shown in small centers along highways and freeways, this designation permits only those uses which serve the highway traveler such as hotels, motels, restaurants, garages, and service stations. Additionally, overnight recreation-vehicle facilities may be permitted subject to a conditional use permit.

Resort/Visitor Serving Commercial (V)

The intent of this designation is to cater to the needs of visitors to coastal recreational areas. Visitor serving commercial uses will normally be

found adjacent to important recreational resource areas, at special points of interest, or in special neighborhoods or communities. The intensity of the commercial development shall be subordinate to the character of the recreational setting. Uses shall include, but not be limited to, the following: resort hotels, motels, restaurants, country clubs, guest ranches, riding stables, and beach clubs. Uses, buildings, and structures customarily incidental and accessory to such recreational facilities, including commercial uses and services, are also permitted. Uses not permitted under this designation include other retail services, unrelated office and professional services, highway related services for transients normally found at major highway interchanges or highway exits.

Office and Professional (P) - This category was developed to specifically relate to the PI, Professional Institutional Zone, of Ordinance No. 661. Permitted uses are offices, hospitals, schools, churches, etc., as specified in the Santa Barbara County Zoning Ordinance.

OVERLAY DESIGNATIONS

The purpose of the overlay designations is to indicate locations where the presence of hazards or special resources places constraints on development. These overlay designations carry special policies which are included in the land use plan text.

Environmentally Sensitive Habitat Areas - This designation applies to sensitive ecological communities or significant natural habitats. (Refer to Section 3.9.)

View Corridor - The view corridor overlay delineates areas where there are views from a principal public road to the ocean and along the coast. (Refer to Section 3.4.)

Flood Hazard - The flood hazard overlay indicates the 100-year flood plain, which is the largest area inundated by the 100-year flood. (Refer to Section 3.3.)

Site Design - The purpose of the site design overlay designation is to insure well-planned development of large, undeveloped, residentially designated lots that are subject to environmental constraints (i.e., geologic or flood hazards, habitat areas, steep slopes). To avoid piecemeal subdividing of these parcels, the overlay designation requires that the entire parcel be planned as a unit. (Refer to Section 3.2.)

Proposed Public or Private Park/Recreational Facility - This designation identifies by an overlay those lands suitable for future inclusion within the recreational designation defined above. These lands include the following: lands selected by the County Park Department from those sites designated as having the highest suitability for recreational use; areas designated by advisory committees, shoreline areas designated within the County coastal zone; and additional access along creeks and drainage ways.

Affordable Housing Overlay - The purpose of the Affordable Housing Overlay Designation is to provide a range of potential densities to accommodate affordable housing development pursuant to Section 35-102C of the Coastal Zoning

Ordinance, provided that the application of the Overlay and the subsequent development of the lands so designated are found consistent with the applicable policies and provisions of the Local Coastal Program. The application of the Overlay promotes the development and provision of affordable housing in the County. Qualified parcels are designated with two densities, the based density when a developer proposes a standard project and a higher residential density when a developer complies with affordable AHO criteria. To utilize the higher density, a developer must provide one of the following: at least 30% of all units are provided to very low income households, or at least 50% of all units are provided to a mix of affordable income households as determined by the County. Such projects may be subject to various additional incentive and performance standards, as specified in the coastal zoning ordinance and may also qualify for administrative benefits such as fast track permit processing and deferral of fees. *(added/amended by 92-GP-25; 93-GP-11)*

BOUNDARY LINES

Urban/Rural - A boundary line shown on the land use plan map which separates those areas intended for urban land uses, i.e., residential (generally developed to a density of two or more units per acre), commercial, industrial, etc., from those areas designated for rural land uses, principally agriculture and low density residential. Agriculture, open space, recreational activities and related uses are also permitted and encouraged throughout the urban area. Limited commercial and coastal dependent industrial uses are permitted within a rural area as necessary.

Rural Neighborhood - A neighborhood area that has developed historically with lots smaller than those found in the surrounding rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the rural neighborhood boundary, infilling of parcels at densities specified on the land use plan maps is permitted.

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APPENDIX D

Service System Data

Service System Data

This appendix contains water supply and demand and wastewater treatment capacity data for the Carpinteria Valley, Summerland, Montecito, and Goleta planning areas. Water supply and demand estimates are drawn from data compiled by the County Water Agency during 1977 and 1978. Therefore, these projections do not reflect the results of the March 6, 1979, election when County voters rejected the importation of State water as a means of augmenting the County's limited water resources. This decision will undoubtedly affect the County's population growth, increases in the number of new housing units, and attendant demand for water, at least on an interim basis or until alternative local water resources can be developed.

TABLE D-1

CARPINTERIA COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

		<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1.	<u>POPULATION SERVED</u>	11,650 ⁽¹⁾	14,200 ⁽²⁾	15,200 ⁽²⁾	15,200 ⁽²⁾
2.	<u>DWELLING UNITS</u> ⁽³⁾				
	Sq. ft./DU				
	High 1,425- 3,500	1,950	2,809	3,170	3,243
	Medium 7,000-10,000	1,865	2,078	2,192	2,213
	Medium-Low 10,000-20,000	177	275	371	415
	Low 20,000-43,560	43	52	74	83
	Total Dwelling Units	4,035	5,214	5,807	5,954
3.	<u>ACREAGE</u> ⁽⁴⁾				
	Industrial ⁽⁵⁾	36	50	80	100
	Commercial	142	150	170	190
	Public Authority	469	470	480	480
	Agriculture	3,847	4,100	4,500	4,800
4.	<u>SUPPLY (AFY)</u>				
	Groundwater Safe Yield ⁽⁶⁾	4,500	4,500	4,500	4,500
	Surface Water ⁽⁷⁾	4,686	3,041	3,041	3,041
	Total Supply	9,186	7,541	7,541	7,541
5.	<u>DEMAND/WATER NEEDS (AFY)</u>				
	Residential				
	High	390	700	800	810
	Medium	578	710	750	750
	Medium-Low	64	100	130	150
	Low	37	70	100	110
	Subtotal Residential	1,059	1,580	1,780	1,820
	Industrial	207	350	560	700
	Commercial	584	600	680	760
	Public Authority	188	190	190	190
	Total M&I	2,038	2,720	3,210	3,470
	Agriculture	5,607	6,200	6,800	7,200
	Total Water Needs Without Conservation	7,645	8,920	10,010	10,670
	Total Water Needs (AFY) With Conservation ⁽⁹⁾	—	8,243- 8,523	9,175- 9,519	9,716- 10,084

Carpinteria County Water District

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. <u>SURPLUS/(DEFICIT) (AFY)</u>				
Without Conservation	—	(1,379)	(2,469)	(3,129)
With Conservation	—	(702)- (982)	(1,634)- (1,978)	(2,175)- (2,543)

Footnotes: Carpinteria County Water District

1. Source: 1975 Special Census
2. The Santa Barbara County Planning Department prepared these population projections for the County Water Agency; they are based on existing general plan policies effective 4/1/76 and on the assumption of unconstrained water use, i.e., overdraft followed by additional water supply.

3. Sources: 1975 - City of Carpinteria 1975 Existing Land Use Map (Prepared by Patterson, Langford, and Stewart); 1975 Special Census data.

1980 through 2000 - Santa Barbara County Planning Department projections for the City of Carpinteria and County (unincorporated) areas within the Water District.

Note: 1. Only occupied dwelling units are included here.
2. Since census data concerning dwelling units are not broken down into the density categories used in this report, LCP staff worked with City and County Planning staffs to make these allocations.

4. Sources: 1975 - Carpinteria County Water District 1975 Annual Acreage Report.
1980 through 2000 - City of Carpinteria General Plan (Amended 1974);
Santa Barbara County Conservation Element to Proposed General Plan.

5. Industrial acreage includes light and heavy industry such as M&F Packing, Infrared, and Standard Oil. Industrial park and other types of industry that use less water per acre are treated as commercial uses for the purposes of this report.

6. Source: Geotechnical Consultants, Inc., Hydrologic Investigation of the Carpinteria Ground Water Basin, June 1976.

Note: This is the safe yield estimate presently used by the District for planning purposes.

7. Source: 1975 - actual amount of water from Lake Cachuma purchased during the 1975-76 water year.

1980 through 2000 - the District's average future entitlement for water from Cachuma.

8. The following 1975 water unit uses factors are derived from the known number of dwelling units and known amount of delivered water in that year; 1980-2000 factors are average unit use factors developed by the Water District for projection purposes:

Carpinteria County Water District

<u>Residential</u>	<u>Water Unit</u> <u>Use (AFY)</u>	
	<u>1975</u>	<u>1980-2000</u>
High	.20	.25
Medium	.31	.34
Medium-Low	.36	.36
Low	.85	1.34
Industrial	7.00	7.00
Commercial	4.00	4.00
Public Authority	.40	.40
Agricultural	1.5	1.5

9. Source: County Water Agency draft report on water demand (1977); these are estimates and are not tied to an adopted District program.

TABLE D-2

Carpinteria County Sanitary District

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Population Within District ⁽¹⁾	9,500	11,750	13,000	13,000
2. Current Capacity (mgd) ⁽²⁾	2.0			
3. Estimated Wastewater Flow ⁽³⁾	1.1	1.3	1.4	1.4
4. Proposed Capacity (mgd) ⁽⁴⁾		2.0	2.0	2.0
5. GPCD ⁽⁵⁾	110			
6. Surplus/Deficit (mgd)	.9	.7	.6	.6
7. Additional Population Capacity	8,000	6,400	5,500	5,500

FOOTNOTES

(1) Population estimates for the district are based on actual (1975) and projected population figures (1980-2000) for the City of Carpinteria and areas outside of the City that have been annexed to the district. These are estimates which will need to be reviewed by Santa Barbara County Planning Department.

(2) Source: Carpinteria Sanitary District.

(3) This is the estimated average daily flow based on information received from Tony Hamilton at the district sanitation plant and Bill Ghormley, engineer for the district.

(4) Source: Carpinteria Sanitary District.

(5) 110 GPCD is an estimate derived from LCP research on other sanitary districts on the South Coast.

NOTE: Table D-3 (Summerland County Water District, 1975-2000 Water Supply and Demand), pp. D-6 and D-7, was deleted with the adoption of the Summerland Community Plan in 1992. Please refer to the Summerland Community Plan for updated figures and discussion regarding the District's and the community plan area's water supply and demand.

The next valid table is Table D-4, beginning on p. D-8.

TABLE D-4

SUMMERLAND COUNTY SANITARY DISTRICT

1. Population Served ⁽¹⁾	1975 820	1980 812	1990 1438	2000 1500
2. Current Capacity (mgd) ⁽²⁾	.150			
3. Estimated Wastewater Flow (mgd)	.115	.115	.158	.165
4. Proposed Capacity (mgd) ⁽³⁾	.150	.150	.150	.150
5. Gallons Per Capita Per Day (GPCD) (4)	110 ⁶	110	110	110
6. Surplus/Deficit (mgd)	.035	.035	-.008	-.015
7. Additional Population Capacity ⁽⁵⁾	318	318	0	0

Source: Local Coastal Program based on information supplied by the Summerland Sanitary District.

FOOTNOTES

- (1) Santa Barbara County Planning Department estimate. The decline in population projected for 1980 assumes continuation of the current moratorium. Some surplus water may become available in Summerland according to the Summerland County Water District because of a lower water demand for agriculture than expected. If this proves true, the projected 1980 population will have to reflect new building potential.
- (2) Telephone discussion with Mr. Bill Wheatly, Manager of the Summerland Sanitary District, October 4, 1977.
- (3) Capacity rating obtained from telephone conversation with Mr. Bill Wheatly (October 4, 1977) and the California Regional Water Quality Control Board. Mr. Wheatly has indicated that plant capacity can be increased to 2.25 mgd, but this figure does not represent a Summerland Sanitary District Board Policy, nor is it mentioned in any communications between the Sanitary District and the Regional Water Quality Board. The District apparently has no facility treatment expansion plans at this time, although the Regional Water Quality Control Board is seeking Federal funds to enable the Summerland Sanitary District to prepare a technical report on future operations.
- (4) Gallons per capita/day based on Summerland Sanitary District estimates. The serviced population/wastewater flow ratio suggests that a 110 gpcd figure may be high for projection purposes.
- (5) Additional population capacity is determined by subtracting the wastewater flow (demand) from plant capacity and dividing this number by a factor of 110.

NOTE: Table D-5 (Montecito County Water District, 1975-2000 Water Supply and Demand), pp. D-9 and D-10, was deleted with the adoption of the Montecito Community Plan in 1992. Please refer to the Montecito Community Plan for updated figures and discussion regarding the District's and the community plan area's water supply and demand.

The next valid table is Table D-6, beginning on p. D-11.

TABLE D-6

MONTECITO SANITARY DISTRICT

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Population Within District ¹	8,442	8,969	10,408	11,470
Population Served	7,000	7,527	8,966	10,028
2. Current Capacity (mgd.) ²	.75			
3. Estimated Wastewater (mgd.) Flow	.70	.90	1.07	1.23
4. Proposed Capacity (mgd.) ³		.85	1.7	1.7
5. GPCD ⁴	120	120	120	120
6. Surplus/Deficit (mgd.)	.05	- .05	.63	.47
7. Additional Population Capacity ⁵	454	0	5,250	3,916

Source: Local Coastal Program figures compiled from district information

¹The difference between the District Population and the Service Population is due to the fact that many Montecito residences utilize septic systems. For projection purposes it is assumed that all future residential growth will be sewered. District estimates are those of the Santa Barbara County Planning Department based on the 1975 Special Census. Serviced population projections are those of the Montecito Sanitary District.

²Demand is based on wastewater flow estimates provided by the Montecito Sanitary District and on Gallon Per Capita Per Day (GPCD) figures supplied by Brown & Caldwell, 1972. According to the District (Jerry Smith, October 4, 1977), wastewater flows have stabilized since implementation of the Montecito water moratorium. This has remained the case despite the fact that about 50 new connections have been made each year since the moratorium as a result of private well drillings. This apparent conservation factor could result in lower projected wastewater demand.

³A two-stage expansion is proposed for the Montecito wastewater treatment facility. The first stage, now 90% complete involves a .1 mgd. increase. The second and ultimate expansion is proposed to serve a saturation population beyond the year 2000 of 15,690, based on the Wastewater Management Study by Brown & Caldwell, July 1972.

⁴A wastewater projection figure of 120 gpcd is developed in the Wastewater Management Study by Brown & Caldwell, July 1972.

⁵Additional population capacity is based on the difference between current demand and capacity divided by the 120 GPCD developed in the Wastewater Management Study by Brown & Caldwell, July 1972.

NOTE: Table D-7 (Goleta County Water District, 1975-2000 Water Supply and Demand) and Table D-8 (Goleta and Isla Vista Sanitary Districts, Proposed Secondary Treatment), pp. D-12 through D-15, were deleted with the adoption of the Goleta Community Plan in 1993. Please refer to the Goleta Community Plan for updated figures and discussion regarding these service districts.

The following page D-13 (formerly page D-16) is the last page of this Appendix D.

Transportation

Based on current resource constraints and prevailing public attitudes, the Santa Barbara County-Cities Area Planning Council and the Santa Barbara County Transportation Department have projected minimal expansion of the transportation infrastructure. The Regional Transportation Plan calls for modest highway and airport improvements, and an ambitious improvement program for public transportation services and bicycle facilities. Even at a modest level, the highway program contained in the Plan cannot be funded with existing levels of tax revenue. Without additional revenues in the form of increased State gas taxes, levels of maintenance will be reduced, and highway construction will be eliminated entirely in the near future.

Under the Plan, projects to increase the capacity of the region's freeway and arterial system through the provision of additional traffic lanes would be considered only when the existing facility can no longer provide an acceptable level of service. An acceptable level of service is defined by the Plan as one that "can accommodate peak hours traffic at somewhat less than free flow, and which is equivalent to level of Service 'D'." Level "D" operation is defined by the Highway Capacity Manual as follows: "approaching unstable flow, with operating speeds tolerable but fluctuating; there is little freedom to maneuver, comfort and convenience are low. In urban areas, delays to vehicles approaching intersections may be substantial during short periods, but the intersections clear periodically, preventing excessive backups."

Within the coastal zone, proposed transportation improvements are minimal with one exception, the widening of the Route 101 freeway to six lanes from Fairview Avenue to the Ventura County line. At present, this route consists of a four-lane freeway from the Ventura County line to downtown Santa Barbara, a conventional four-lane arterial (non-freeway) through downtown Santa Barbara, and a four-lane freeway through the west side of the City and on through the Goleta Valley. The projected need for six lanes east of the City of Santa Barbara through Carpinteria and Montecito (all within the coastal zone) is largely determined by CALTRANS traffic projections of greatly increased traffic at the Ventura County line (more than double today's traffic). If this traffic growth does occur, the addition of freeway lanes would not be needed until about 1995. There is considerable doubt that traffic growth will occur to the extent anticipated due to possible future fuel availability constraints and projected growth trends.

Detailed information regarding road capacity constraints for each of the planning areas is not available. Transportation constraints will have to be analyzed on a case-by-case basis as projects are submitted for review.

BUILDOUT PROJECTIONS

This appendix contains buildout projections under existing zoning and the land use plan for each of the planning areas. These buildout calculations are based on the estimated total number of residential units that would be permitted; total projected buildout includes existing units as well as potential additional units. There are a number of reasons to believe that the buildout calculations with respect to the number of possible units and population overstate the case. Some areas within the coastal zone are currently developed at lower densities than those permitted under existing zoning; this could also occur under the land use plan. Major demolition of recently constructed single family homes and duplexes to permit conversion to higher density development is unlikely even if the areas in question are zoned for multiple units. Furthermore, there are areas within the coastal zone where complete buildout under the land use plan is improbable because of site constraints, such as hazards and inadequate lot sizes. Therefore, the buildout projections used for analyses in each of the planning areas are hypothetical and are used only to provide a general frame of reference for discussing service system and resource constraints.

In Table E-1, the percentage increases in estimated population as a result of buildout under existing zoning and the land use plan are summarized. This table also shows the estimated number of years that would be required to reach buildout under the land use plan, assuming that growth were to occur at an annual rate of one percent. It should be noted that the one percent growth rate was selected for illustrative purposes only. Actual growth rates will vary among the planning areas depending on such factors as availability of land and resources (primarily water), air quality standards, wastewater treatment, road capacities, etc.

TABLE -1

Comparative Potential Populations
Under Existing Zoning and the Land Use Plan

Subarea	Population 1975	Estimated Population Under Buildout of Existing Zoning ⁽¹⁾	Percent Growth	Estimated Population Under Buildout of Land Use Plan ⁽¹⁾	Percent Growth	Estimated Yrs. to Buildout Under Land Use Plan at a 1% ⁽²⁾ Growth Rate
Summerland, urban	1,000	2,003	100.3	2,151	115.1	77.0
Summerland, rural	208	1,694	714.4	533	156.3	94.6
Montecito	2,613	5,152	97.2	4,380	67.6	51.9
Carpinteria Valley	3,248	7,185	121.2	5,549.4	70.9	53.8
Isla Vista	12,855	16,371	27.4	15,031	16.9	15.7
Goleta	5,620	19,030	238.6	13,230 ⁽³⁾	135.4	86.0
Gaviota Coast ⁽⁴⁾	148	633	327.7	205	38.5	32.8
North Coast ⁽⁴⁾	35	918	2,522.9	297	748.6	214.9

Footnotes:

¹Estimates for population buildout under existing zoning and the land use plan do not make allowance for slope, setback, lot size, and other restrictions that would normally inhibit the prospects for maximum buildout. Consequently, the zoning and land use plan population estimates are probably in excess of what would most likely occur.

²The number of years established for buildout is based on the following formula:

$$n = \frac{\log P_{t+n} - \log P_t}{\log (1+R)}$$

Where: P = Population
t = Time Period
n = Integer for Time Period
P_t = Population at Time t
P_{t+n} = Population at Time t + n
R = Rate of Growth Expressed as a Decimal

³Includes More Mesa, Santa Barbara Shores, West Devereux, and Haskell's Beach properties.

⁴Household size factors are not available for these areas for both 1990 and the base year; therefore, increases in population associated with buildout could not be estimated for the Gaviota Coast and North Coast. The projections shown for these planning areas are based on housing units rather than population.

TABLE E-2

CARPINTERIA VALLEY - BUILDOUT UNDER EXISTING ZONING

Zoning	Existing Units	Household Size 1975	Population	Potential Additional Units	Potential Conversions	Potential Buildout	Household Size 1990	Potential Population
DR-25	144	2.1	302.4	200		344	1.8	619.2
6-R-1	67	2.5	167.5	36		103	2.4	247.2
7-R-1	56	3.2	179.2	33		89	3.0	267.0
6-R-4	0	3.2	0	6		6	3.0	18.0
8-R-1	110	3.2	352.0	117		227	3.0	681.0
10-R-1	25	2.9	72.5	89		114	2.6	296.4
12-R-1	35	2.9	101.5	6		41	2.6	106.6
DR 3.5	0	2.9	0	14		14	2.6	36.4
20-R-1	58	2.7	156.6	31		89	2.4	213.6
DR-2	7	2.7	18.9	98	6	111	2.4	266.4
1-E-1	112	2.5	280.0	224		336	2.4	806.4
2-E-1	7	2.5	17.5	4		11	2.4	26.4
3-E-1	40	2.5	100.0	61		101	2.4	242.4
A-1-X	363	2.5	907.5	760		1,123	2.4	2,695.2
T Overlay	281	2.0	562.0	0		281	2.0	562.0
20AL	0	2.5	0	22		22	2.4	52.8
40AL	0	2.5	0	8		8	2.4	19.2
100AG	3	2.5	7.5	0		3	2.4	7.2
Other	9	2.5	22.5	0		9	2.4	21.6
	<u>1,317</u>		<u>3,247.6</u>	<u>1,709</u>	<u>6</u>	<u>3,032</u>		<u>7,185.0</u>

TABLE E-3

CARPINTERIA VALLEY -- BUILDOUT UNDER THE LAND USE PLAN

Land Use	Existing Units 1975	Household Size 1975	Population	Potential Additional Units	Potential Build- Out	Household Size 1990	Potential Population
1 unit/7,000 sq. ft.	620	3.2	1,984.	170	790	3.0	2,370
1 unit/10,000 sq. ft.	169	2.9	490.1	60	229	2.6	595.4
1 unit/20,000 sq. ft.	65	2.7	175.5	27	92	2.4	220.8
1 unit/3,500 sq. ft.	3			95	98	2.0	196
1 unit/1 acre	90	2.5	225	64	154	2.4	369.6
1 unit/3 acres	100	2.5	250	73	173	2.4	415.2
Ranchettes 5-20 ac.	9	2.5	22.5	6	15	2.4	36.0
Ag I (5)	21	2.5	60	43	64	2.4	153.6
Ag I (10)	219	2.5	550	220	439	2.4	1,053.6
Ag I (40)	7	2.5	17.5	36	43	2.4	103.2
Other	10	2.5	25	0	10	2.4	24.0
MA 100	0	2.5	0	5	5	2.4	12.0
	<u>1,313</u>		<u>3,799.6</u>	<u>799</u>	<u>2,112</u>		<u>5,549.4</u>

TABLE E-4

CITY OF CARPINTERIA -- BUILD-OUT UNDER EXISTING ZONING

<u>Zoning</u>	<u>Existing Units</u>	<u>1975 Household Size</u>	<u>Population</u>	<u>Potential Additional Units</u>	<u>Potential Conversions</u>	<u>Potential Build-Out</u>	<u>1990 Household Size</u>	<u>Potential Population</u>
6-R-1	375	2.5	937.5	116	0	491	2.4	1,178.4
6-R-2	83	2.1	174.3	134	19	236	2.0	472.0
6-R-3	518	2.1	1,087.8	47	30	595	1.8	1,441.8
6-R-4	268	2.1	562.8	138	137	543	1.8	977.4
7-R-1	737	3.2	2,358.4	129	0	866	3.0	2,298.0
7-R-2	5	2.5	12.5	2	3	10	2.4	24.0
8-R-1	246	3.2	787.2	74	0	320	3.0	960.0
DR-8	11	2.5	27.5	2	0	13	2.4	31.2
DR-10	89	2.5	222.5	20	0	109	2.4	261.6
DR-13	92	2.1	193.2	126	1	219	2.0	438.0
DR-14	0	2.1	0.0	56	0	56	2.0	112.0
DR-15	64	2.1	134.4	56	4	124	2.0	248.0
DR-18	0	2.1	0.0	61	0	61	2.0	122.0
DR-20	789	2.1	1,656.9	45	305	1,139	2.0	2,278.0
MIPPD	582	2.5	1,455.0	20	0	602	2.4	1,444.8
A-1-X	1	2.5	2.5	0	0	1	2.4	2.4
Other	386	2.5	965.0	0	0	386	2.38	918.68
PUD	0		0	1,660	0	1,660	2.4	3,984.0
	<u>4,246</u>		<u>10,577.5</u>	<u>2,686</u>	<u>499</u>	<u>7,431</u>		<u>17,192.3</u>

TABLE E-5

CITY OF CARPINTERIA - BUILDOUT UNDER THE LAND USE PLAN

<u>Land Use Designation</u>	<u>Existing Units</u>	<u>Household Size 1975</u>	<u>Population</u>	<u>Potential Additional Units</u>	<u>Potential Conversions</u>	<u>Potential Buildout*</u>	<u>Household Size 1990</u>	<u>Potential Population</u>
2,180 sq. ft. or more	1,920	2.1	4,032.0	280	603	2,803	2.0	5,606
3,500 sq. ft. or more	765	2.5	1,912.5	301	49	1,115	2.4	2,676
7,000 sq. ft. or more	1,444	3.2	4,620.8	269	0	1,713	3.0	5,139
20,000 sq. ft. or more	11	2.7	29.7	1	0	12	2.4	29
AG	2	2.5	5.0	3	0	5	2.4	12
Other	110	2.6	286.0	0	0	110	2.4	264
Planned Development	0		0	433	0	433	2.4	1,039
	<u>4,252</u>		<u>10,886.0</u>	<u>1,287</u>	<u>652</u>	<u>6,191</u>		<u>14,765</u>

*Potential build-out = existing units + potential additional units + potential conversions.

NOTE: Tables E-6 through E-13 were deleted with the adoption of the Summerland, Montecito, and Goleta Community Plans in 1992 and 1993. Please refer to these Community Plans for updated figures and discussion regarding land use buildout.

The next valid table is Table E-14, commencing on p. E-13.

TABLE E-14

GAVIOTA COAST -- BUILDOUT UNDER EXISTING ZONING

<u>Zoning</u>	<u>Existing Units 1975</u>	<u>Household Size 1975</u>	<u>Population</u>	<u>Potential Additional Units</u>	<u>Potential Build- Out</u>
10-R-1	4	3.2	12.8	98	102
30-R-1	0	3.2	0	4	4
U (Ag)	96	3.2	307.2	398	494
100 AL (Ag)	14	3.2	44.8	19	33
	<u>114</u>		<u>364.8</u>	<u>519</u>	<u>633</u>

TABLE E-15

GAVIOTA COAST -- BUILDOUT UNDER THE LAND USE PLAN

<u>Land Use</u>					
Rural Residential	46	3.2	147.2	36	82
A-II-100	15	3.2	48.0	45	60
A-II-320	10	3.2	32.0	10	20
Other	43	3.2	137.6	0	43
	<u>114</u>	<u> </u>	<u>364.8</u>	<u>91</u>	<u>205</u>

TABLE E-16

NORTH COAST -- BUILDOUT UNDER EXISTING ZONING

<u>Zoning</u>	<u>Existing Units</u>	<u>Potential Additional Units</u>	<u>Potential Build- Out</u>
100 AL (Ag)	34	374	408
40 AG	0	18	18
U (Ag)	1	491	492
	<hr/> 35	<hr/> 883	<hr/> 918

TABLE E-17

NORTH COAST -- BUILDOUT UNDER THE LAND USE PLAN

<u>Land Use</u>			
Ag-II-100	4	18	22
Ag-II-320	35	239	274
Other	1	0	1
	<hr/> 40	<hr/> 257	<hr/> 297

